

CITY OF SAN BRUNO



567 El Camino Real
San Bruno, CA 94066
Voice: (650) 616-7074
Fax: (650) 873-6749
<http://www.sanbruno.ca.gov>

STAFF

Tambri Heyden, AICP, *Community Development Director*
Mark Sullivan, AICP, *Housing and Redevelopment Manager*
Aaron Akin, AICP, *Planning Manager*
Beilin Yu, *Associate Planner*
Tony Rozzi, *Assistant Planner*
Lisa Costa Sanders, *Contract Planner*
Margaret Netto, *Contract Planner*
Pamela Thompson, *City Attorney*

PLANNING COMMISSION

Sujendra Mishra, *Chair*
Rick Biasotti, *Vice-Chair*
Kevin Chase
Mary Lou Johnson
Bob Marshall, Jr.
Perry Petersen
Joe Sammut

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING COMMISSION AGENDA

Tuesday, September 5, 2006
San Bruno Senior Center
1555 Crystal Springs Road
7:00 p.m.

Roll Call

Pledge of Allegiance

A.	Approval of Minutes	August 15, 2006	
B.	Communications		
C.	Public Comment		↓ Actions
D.	Announcement of Conflict of Interest		
E.	Public Hearings		
1.	543 5th Avenue (UP-06-019) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-1 (Single Family Residential)	Request for a Use Permit to allow the construction of an addition to an existing residence which increases the floor area by more than 50% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Raquel Rico (Owner/Applicant) UP-06-019	
2.	1670 Claremont Avenue (UP-06-021) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-1 (Single Family Residential)	Request for a Use Permit to allow the construction of an addition that exceeds the .55 floor area ratio guideline per Section 12.200.030.B.2 of the San Bruno Zoning Ordinance. Dale Design (Applicant), James Greig (Owner). UP-06-021	

3.	852 2nd Avenue (UP-06-023) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-1 (Single Family Residential)	Request for a Use Permit to allow the construction of an addition to an existing residence which increases the floor area by more than 50% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Arthur Lubag (Owner/Applicant). UP-06-019	
F.	Discussion		
1.	City Staff Discussion		
2.	Planning Commission Discussion		
G.	Adjournment		

Note: If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

CITY OF SAN BRUNO



567 El Camino Real
San Bruno, CA 94066
Voice: (650) 616-7074
Fax: (650) 873-6749
<http://www.ci.sanbruno.ca.us>

STAFF

Tambri Heyden, AICP, *Community Development Director*
Aaron Aknin, AICP, *Planning Manager*
Mark Sullivan, AICP, *Housing and Redevelopment Manager*
Beilin Yu, *Associate Planner*
Tony Rozzi, *Assistant Planner*
Lisa Costa-Sanders, *Contract Planner*
Cathy Hidalgo, *Recording Secretary*
Pamela Thompson, *City Attorney*

PLANNING

COMMISSIONERS

Sujendra Mishra, *Chair*
Rick Biasotti, *Vice-Chair*
Commissioners:
Mary Lou Johnson
Bob Marshall Jr.
Perry Petersen
Kevin Chase
Joe Sammut

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING COMMISSION MINUTES

AUGUST 15, 2006

San Bruno Senior Center
1555 Crystal Springs Blvd.
7:00 P.M. to 10:00 P.M.

CALL TO ORDER at 7:00 pm.

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Mishra	X	
Vice Chair Biasotti	X	
Commissioner Chase	X	
Commissioner Johnson	X	
Commissioner Marshall	X	
Commissioner Petersen	X	
Commissioner Sammut		X

STAFF PRESENT:

Planning Division: Community Development Director: Tambri Heyden
Planning Manager: Aaron Aknin
Assistant Planner: Tony Rozzi
Community Dev. Recording Secretary: Cathy Hidalgo
City Attorney: Pamela Thompson

Pledge of Allegiance: Commissioner Chase

A. Approval of Minutes – JULY 18, 2006

Motion to Approve Minutes of JULY 18, 2006 Planning Commission meeting.

Johnson/Chase

VOTE: 6-0
AYES: All Commissioners Present
NOES:
ABSTAIN:

B. Communication

E-Packet is available on line at www.sanbruno.ca.gov

C. Public Comment

None at this time.

D. Announcement of Conflict of Interest

None

E. Public Hearings

1. 373 Taylor Avenue

Request for a Variance to allow left and right side yard setbacks to not meet requirements by more than two feet per Section 12.124.010.B of the San Bruno Zoning Ordinance. Xiao Yun Chen (Owner/ Applicant). V-06-02

Planning Manager Akin: Neighbor is objecting to setback and asking to continue to September 19, 2006 meeting.

****Staff is recommending this project be continued to a later hearing in order to allow applicant and staff to review the project.**

Motion to continue Variance 06-02, to September 19, 2006 to allow staff time to review project with applicant and neighbors.

Commissioner Petersen/Chase

VOTE: 6-0
AYES: All Commissioners Present
NOES:
ABSTAIN:

Chair Mishra advised of a 10-day appeal period.

2. 649 6th Avenue

Request for a Use Permit to allow the construction of an addition which increases the gross floor area by more than 50% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Rafael Gutierrez (Owner/Applicant) UP-06-18

Assistant Planner Rozzi entered staff report.

Staff Recommends approval of Use Permit 06-18, based on Findings of Fact 1-7 and Conditions of Approval 1-17.

Chair Mishra asked Commission if there were any questions for staff.

Commissioner Johnson: To Staff. Regarding the windows, they look stationary.

Assistant Planner Rozzi: Responded they look stationary, but they are sliders, and will satisfy the codes.

Chair Mishra asked the applicant to address the Commission and introduce the project.

Applicant: Applicant introduced Rafael Gutierrez, they want to make home larger to accommodate family.

Commissioner Johnson: The windows, can you clarify if fixed or sliders?

Applicant: Responded fixed.

Commissioner Johnson: To staff. Is this appropriate?

Assistant Planner Rozzi: Looking at the rear, those windows will be open. This will be double checked with building to make sure they are meeting code.

Chair Mishra: They will have to satisfy code. To staff, what do neighbors think?.

Assistant Planner Rozzi: Did not receive any comments from the mailings that went out and encouraged the applicant to speak with neighbors.

Applicant: Responded, we did speak with neighbors, they are okay with it.

Commissioner Johnson: I spoke with neighbors and they don't have any issues with the windows.

Commissioner Marshall: Regarding stairs, did you think of reversing stairs? You could open up the room and make area larger. Not a requirement, but a suggestion.

Vice Chair Biasotti: In addition to Commissioner Marshall's comments, that will align the front door a little better.

Commissioner Marshall: In his opinion, he doesn't think you will like the stairway that way.

Applicant: Responded, we want it that way.

Public Comment opened.

Public Comment closed.

Motion to approve Use Permit 06-18, based on Findings of Fact 1-7 and Conditions of Approval 1-17 with comments as above.

Commissioner Chase/Biasotti

VOTE: 6-0
AYES: All Commissioners Present
NOES:
ABSTAIN:

Commissioner Chase: Comment to applicant, nice set of drawings, very detailed, appreciates the effort.

FINDINGS OF FACT

1. The project is Categorical Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.

2. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use as the addition will require the applicant to obtain a building permit and all work will be constructed according to the Uniform Building Code.
3. The proposed development will benefit the adjacent property values through investment and not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the City. The proposal generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with other homes found in the neighborhood.
4. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for single-family residential purposes.
5. Because the proposed addition meets all minimum setback requirements per the San Bruno zoning ordinance, the proposal will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.
6. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the materials found in the immediate neighborhood and the proportions of the house are similar to other houses in the neighborhood.
7. The proposed expansion complies with applicable off-street parking standards of the San Bruno zoning ordinance.

CONDITIONS FOR APPROVAL

Community Development Department – (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 06-18 shall not be valid for any purpose. Use Permit 06-18 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on August 16, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.

4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

Department of Public Works – (650) 616-7065

8. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010.
9. Install a sanitary sewer lateral clean-out at property line per City standards details SS-01.
10. No fence, retaining wall, or other permanent structure to be placed within 2' from back of sidewalk. S.B.M.C. 8.08.010.
11. Paint address number on face of curb near driveway approach. Black lettering on white background.
12. Erosion control plan and storm water pollution plan required. Must show existing storm drain inlets and other storm water collection locations protect by silt screens or silt fence. Work shall conform to the current NPDES requirements. S.B.M.C. 12.16.020
13. Storm water from new and existing roof down-spouts, shall be collected and drained to an underground storm water system or through an undersidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1
14. Planting of one 36-inch box size approved tree or payment of \$540.00 each to the in-lieu replacement tree fund. S.B.M.C. 8.24.060

Fire Department – (650) 616-7096

15. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
16. Provide spark arrestor for chimney.
17. Provide hardwired smoke detectors with battery backup to all bedrooms and hallways.

Chair Mishra advised of a 10-day appeal period.

3. 405 Cherry Avenue

Request for a Use Permit to allow the construction of an addition to an existing residence which increases the floor area by more than 50% and proposes a floor area greater than 1,825 square feet while only providing a one-car garage per Section 12.200.030.B.1, 12.200.080.A.2, and 12.120.010.B of the San Bruno Zoning Ordinance. Alma and Jeramie Perez (Owners); Dale Meyer (Applicant) UP-06-07

Assistant Planner Rozzi entered staff report.

****Staff is recommending this project be continued to a later hearing in order to allow the applicant additional time to revise the proposal.**

Chair Mishra asked Commission if there were any questions for staff.

Public Comment opened.

Public Comment closed.

Motion to Continue Use Permit 05-78, based on Findings of Fact 1-6 and Conditions of Approval 1-18 with comments as above.

Commissioner Chase/Johnson

VOTE: 6-0
AYES: All Commissioners Present
NOES:
ABSTAIN:

Chair Mishra advised of a 10-day appeal period.

4. Amendment to Chapter 12.84 of the San Bruno Municipal Code

Request for a Zoning Code Text Amendment to allow an additional 2'0" of trellis on the top of a fence, wall or screen planting, and to allow discretionary review of 3'0" fences within 25' from the street corner of a corner lot, within Chapter 12.84 of the San Bruno Municipal Code, per Chapter 12.136 of the San Bruno Municipal Code.

Planning Manager Akin entered staff report.

Staff Recommends adoption of Resolution No. 2006-_____ recommending to the City Council to amend Chapter 12.84.150 "fences, hedges, walls and plantings" of Title 12 "Land Use" of the San Bruno Municipal Code based on the findings of fact delineated within the proposed resolution.

Amend SBMC Section 12.84.150 as follows:

12.84.150 Fences, hedges, walls and plantings.

A. No fence, hedge, wall or screen planting of any kind for residential properties:

1. Shall be constructed or grown to exceed six feet in height (unless otherwise permitted by law) within any required side yard to the rear of the required front

- yard of any dwelling or within any required rear yard. An additional two feet of lattice may be placed on the top of a fence or wall, so that the total height of the structure does not exceed eight feet.
2. Shall exceed three feet in height within the required front yard of any dwelling; and
 3. Shall be situated within twenty-five feet of the street corner of a corner lot, unless otherwise approved by the Community Development Director. The Community Development Director may allow a fence to be situated within twenty-five feet of the corner if it is determined that the fence would not create a solid visual barrier and would not create a safety hazard within the immediate area. In no case shall a fence, hedge, wall or screen planting exceed 3' in height when situated within 25' of street corner or a corner lot.

SECTION B NEEDS TO BE ADDED HERE

Chair Mishra asked Commission if there were any questions for staff.

Marshall: On Item B, on the "retaining wall". If you have a lot that before builds a fence has a 3 foot planting strip and builds up the whole side.

Aknin: If it is retaining dirt, there is a grade change and that is where you would be able to build on.

City Attorney Thompson: That may need to be reviewed by the Community Development Director and approved at their discretion.

Planning Manager Aknin: We can add that phrase, to avoid people trying to get around the ordinance.

Commissioner Chase: Thinks it's a good idea, agrees with the ordinance.

Public Comment opened.

Public Comment closed.

Motion to introduce the Resolution, waive the reading and adopt the resolution with amendment (item b"...at the discretion of the Community Development Director."

Role Call Vote

VOTE:	6-0
AYES:	All Commissioners Present
NOES:	
ABSTAIN:	Sammur (absent)

5. Amendment to Chapter 12.84 of the San Bruno Municipal Code

Request for a Zoning Code Text Amendment to regulate offsite construction yards as temporary conditional use and to set forth standard conditions of

approval for such use, within Chapter 12.84 of the San Bruno Municipal Code, per Chapter 12.136 of the San Bruno Municipal Code.

Planning Manager Aknin entered staff report.

Staff Recommends adoption of Resolution No. 2006-_____ recommending to the City Council to amend Chapter 12.84.030 "Temporary Uses" of Title 12 "Land Use" of the San Bruno Municipal Code based on the findings of fact delineated within the proposed resolution.

Amend SBMC Section 12.84.030 as follows:

12.84.030 Temporary Uses

- A. In order for a use to qualify as a temporary use, the use must be listed as a conditional use within the applicable zoning district, except as allowed in 12.84.030 (C).
- B. The Community Development Director may grant use permits for temporary uses for a period of up to three (3) months only if he or she makes the findings set forth in 12.112.050 of the San Bruno Municipal Code. The Planning Commission may grant such temporary uses for a period of up to one (1) year by using the procedure set forth in Chapter 12.112 governing the granting of a use permit. Under no circumstance shall a temporary use exist for more than a period of one year.
- C. The Community Development Director may grant use permits for temporary off-site construction storage yards in non-residential zoning districts for a period of up to three (3) months only if he or she makes the findings set forth in 12.112.050 of the San Bruno Municipal Code. The Planning Commission may grant use permits for temporary off-site construction storage yards in non-residential zoning districts for a period of up to one (1) year by using the procedure set forth in Chapter 12.112 governing the granting of a use permit. In addition, granting of a temporary use permit for a temporary construction storage yard shall be subject to the following minimum standards:
 - 1. Temporary construction storage yard hours of operation are limited to 6:00 am to 6:00 pm. Limited access to the storage yard outside of these hours shall be allowed when authorized in writing, in advance, by the Director of Community Development.
 - 2. The temporary construction storage yard shall be solely used for storage of construction materials and vehicles. No servicing of equipment or preparation of materials shall be performed at the storage yard.
 - 3. The temporary construction storage yard shall be enclosed by a six (6) foot high chain link fence with vinyl slats or black mesh or windscreen netting. The screening material must screen the contents of the yard from all adjacent properties.

4. All vehicles associated with the construction activity shall be parked or stored within the confines of the storage yard. Street parking shall not be utilized by construction employees or business activities.
5. Any damages done to the adjacent properties or to the construction storage yard shall be repaired at the applicant's expense prior to the expiration of the temporary use. A restoration deposit may be required if deemed necessary by the City for this purpose prior to granting a temporary use permit.
6. The construction storage yard shall be kept clean of trash and debris at all times. Applicant shall keep public right-of-way bordering the construction yard clean of debris and trash at all times. Any graffiti must be abated immediately.
7. Residing on the construction storage yard lot is prohibited unless deemed necessary by the Director of Community Development or Planning Commission, as appropriate, for security purposes.
8. Construction storage yard gates must remain locked when staff is not on-site.
9. An erosion control plan and storm water pollution prevention plan is required. It must show existing storm drain inlets and other storm water collection locations protected by silt screens or silt fence. Work shall conform with the current NPDES requirements.
10. All hazardous materials on-site shall be contained to the satisfaction of the Fire Chief, as well as comply with all other state and federal regulations.
11. Additional conditions to meet the findings set forth in 12.112.050 of the Municipal Code can be imposed if deemed appropriate by the Community Development Director or Planning Commission, as appropriate.

Chair Mishra asked Commission if there were any questions for staff.

Commissioner Petersen: Commented on expansion of Item 6, might be keeping with the intention of the change if it added "no advertisement signs on the fences and if there are they must be abated immediately."?

Planning Manager Akin: Agreed.

Commissioner Marshall: Do they need to come to Planning Commission automatically?

Planning Manager Akin: No staff can approve unless more than 3 months.

Commissioner Marshall: Is this retroactive

Planning Manager Akin: No.

Chair Mishra: Number 9, NPDES need to be spelled out?

Planning Manager Akin: Responded, No, but it stands for National Pollution Discharge Elimination System. Or Federal Stormwater Regulations.

Public Comment opened.

Public Comment closed.

Motion to introduce the Resolution, waive the reading and adopt the resolution, with modification to no. 6 to include no advertisement signs on the fences and if there are they must be abated immediately.

Roll Call Vote

VOTE: 6-0

AYES: Mishra, Biasotti, Chase, Johnson, Marshall, Petersen

NOES:

ABSTAIN: Sammut (Absent)

F. Discussion

1. City Staff Discussion

- a. Select Sept 14, 2006 Architectural Review Committee Members
Mishra, Chase, (Sammut if available)

2. Planning Commission Discussion

Commissioner Petersen, has there been a determination on the conditions of the "stormwater" phrase as discussed from the last meeting.

Akin: not all water, just the water coming from the actual structures.

G. Adjournment

Meeting was adjourned at 7:35 pm

Tambri Heyden

Secretary to the Planning Commission
City of San Bruno

Sujendra Mishra, Chair

Planning Commission
City of San Bruno

NEXT MEETING: September 19, 2006

TH/ch

CITY OF SAN BRUNO



567 El Camino Real
San Bruno, CA 94066
Voice: (650) 616-7074
Fax: (650) 873-6749
<http://www.ci.sanbruno.ca.us>

COMMUNITY DEVELOPMENT DEPARTMENT

STAFF

Tambri Heyden, AICP, *Community Development Director*
Mark Sullivan, AICP, *Housing and Redevelopment Manager*
Aaron Aknin, AICP, *Planning Manager*
Tony Rozzi, *Assistant Planner*
Lisa Costa Sanders, *Contract Planner*
Margaret Netto, *Contract Planner*
Pamela Thompson, *City Attorney*

PLANNING COMMISSION

Sujendra Mishra, *Chair*
Rick Biasotti, *Vice-Chair*
Kevin Chase
Mary Lou Johnson
Bob Marshall, Jr.
Perry Petersen
Joe Sammut

**PLANNING COMMISSION
STAFF REPORT
AGENDA ITEM NO. E1
September 5, 2006**

PROJECT LOCATION

1. Address: 543 Fifth Avenue
2. Assessor's Parcel No: 020-177-080
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Single Family Residential
5. Property is located in the San Bruno Redevelopment Area

EXHIBITS

- A: Site Location
B: Site Plan, Floor Plans, and Elevations
C: Public Comments

REQUEST

Request for a Use Permit to allow the construction of an addition to an existing residence which increases the floor area by more than 50% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Raquel Rico (Owner/Applicant) **UP-06-19**

RECOMMENDATION

Staff recommends that the Planning Commission approve Use Permit 06-19 based on Findings of Fact (1-6) and Conditions of Approval (1-20).

REVIEWING AGENCIES

Community Development Department
Public Works Department
Fire Department

LEGAL NOTICE

1. Notices of Public Hearing mailed to owners of property within 300 feet on August 25, 2006

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

EXISTING CONDITIONS



The subject property is located on the west side of Fifth Avenue, south of Angus Avenue East and north of Seventh Avenue, in the Belle Air Park Subdivision. This is a rectangular-shaped lot with a total lot size of 5,000 square feet.

The existing residence is 1,203 square feet and includes 3 bedrooms and 1 bathroom with an attached one-car garage. The living area is 950 square feet and the garage is 253 square feet.

SURROUNDING LAND USES

North: Angus Avenue East - R-1 Zone, single-family residences
South: Belle Air Elementary School
East: Seventh Avenue - R-1 Zone, single-family residences
West: Fourth Avenue - R-1 Zone, single-family residences

PROJECT INFORMATION

The proposed project includes a first story addition to the existing single story residence. The first story addition is proposed to be 854 square feet and located at the rear of the existing residence. The new addition will include a new master suite, bathroom, laundry room, kitchen and dining room. The applicant has proposed to remodel the existing kitchen and dining room into a family room. If approved and constructed this would be a 4-bedroom, 2 ½ -bathroom home. The table below summarizes and compares the zoning guidelines with the existing and proposed conditions.

Site Conditions		Zoning Requirements	Existing Conditions	Proposed Conditions
Land Use		R-1, Single Family Res.	R-1, Single Family Res.	Same
Lot Area Min.		5,000 s.f.	5,000 s.f.	Same
Lot Coverage		Max. 2,200	1,603 s.f. *	2,057 s.f.
Lot Coverage %		44%	32%	41%
Gross Floor Area		Max. 2,750 s.f.	1,203 s.f.	2,057 s.f.
Floor Area Ratio		0.55	0.24	0.41
Building Setbacks	Front	Min. 15'	15'-0"	15'-0"
	Rear	Min. 10'	50'-2"	26'-5"
	North Side	Min. 5'	3'-0"	3'-0"
	South Side	Min. 5'	5'-0"	5'-0"
Building Height		Max. 28'	17'-10"	17'-10"
Covered Parking		2 covered spaces	1 covered space	1 covered space

* Notes:

- Lot coverage includes an approximately 400 s.f. shed in the rear, which is to be removed
- Square Footage Breakdown:**

	First Floor	Garage	Total
Existing	950	253	1,203
Proposed	854	-	854
Total	1,804	253	2,057

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee (ARC) reviewed the project at its July 13, 2006 meeting, and forwarded the project to the Planning Commission with a favorable recommendation and the following comments:

- Bring color and material samples to Planning Division prior to Planning Commission meeting.
- Show gutters and downspouts on elevation plans.
- Revise plans to show proposed foam moulding on all new and existing windows.
- Show proposed staircase on elevations plans.
- Update plans to show correct dimensions and project data.
- Speak to neighbors about project for feedback prior to Planning Commission hearing.

Commissioners Mishra, Biasotti and Chase were present for this item.

Since the Architectural Review Committee meeting, the applicant has revised the plans to reflect the proposed staircase, proposed foam window moulding and downspouts as requested by the Committee.

ADDITIONAL INFORMATION

- **Accessory Structures:** There is a 10'-0" by 10'-0" shed and a rear structure, measuring over 400 square feet. This structure will be removed as part of the proposal. It is currently being used as storage only.
- **Code Enforcement:** There are no pending code enforcement cases on file on this property.
- **Easements:** Subdivision maps on file in the Public Work Department indicate that there are no easements on this site.
- **Heritage Trees:** There are no heritage trees onsite that will be affected by this proposal.
- **Previous additions or alterations:** None.

PROJECT ANALYSIS

This proposal requires approval for a Use Permit to allow the construction of an addition which proposes to increase the floor area by more than 50%. Section 12.200.030.B.1 of the City's Zoning Code states that a Conditional Use Permit shall be required for "expansions to an existing single family residential structure, which proposes an increase in the gross floor area by more than fifty percent." The applicant is proposing an 854 square foot addition to a 1,203 square foot residence; a 71% expansion. As part of the proposal, an approximately 400 square foot shed in the rear will be removed.

Architecturally, the applicant is proposing a one-story traditional style home, replacing the existing wood siding with stucco finish and new composition shingles for the roof. New foam trimmed

windows are proposed throughout.

Pursuant to the City's zoning code, the Commission shall grant the use permit if it makes the following findings (required findings are in **bold** followed by staff's analysis).

- 1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the condition that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The proposed structure will also be constructed with sufficient distance from the side property lines to provide for fire safety construction and egress requirements.

- 2. The proposed development will not be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.**

The proposed addition generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with the permitted uses of a single family residential neighborhood. An existing shed to the rear of the property, measuring larger than 400 s.f., will be removed as part of this proposal, eliminating the possibility of an unpermitted second dwelling conversion. The space is currently being used as storage only.

The subject property does not exceed the zoning ordinance guideline for expanded facilities with the proposed development. With that said, on-street parking impacts are always a concern with additions in the City of San Bruno. With the included conditions of approval requiring that the existing garage be used for vehicle parking only and that the applicant redesign the garage dimensions to meet minimum requirements, the existing off-street parking should be utilized for the applicant's vehicles. Additionally, the existing garage is setback 15' from the property line and though this does not meet the zoning ordinance standard (20'-0"), it does provide some space to accommodate a small vehicle on the driveway without blocking the sidewalk. While additional off-street parking is not proposed, the benefit of the project to the aesthetic appeal of the neighborhood is significant.

The proposed addition will be a clear benefit to the city and the surrounding neighborhood through investment in the property and by its conformance to all of the regulations as set forth in the Zoning Ordinance. The proposed addition will enhance the existing structure and the upgrades to the property should have a beneficial impact on surrounding property values. With the conditions of approval in the use permit application, staff feels this project will not be detrimental to the neighborhood or the general welfare of the city.

- 3. The proposed development will be consistent with the general plan.**

Goal 3 of the City's 1984 General Plan states "encourage public and private development which is aesthetically sensitive to the surrounding environment and is of the highest quality design and construction." Staff finds that although the architecture of the addition will match the style of the homes in the immediate neighborhood, the proposed structure could be finished with additional architectural

features to better enhance the residence and improve the quality of the neighborhood. Specifically, staff recommends that the applicant include wood trims around all windows to augment the appearance of the windows and add architectural interest to the home. With the condition to add trim around the windows, staff finds that the development will be of a reasonable quality appropriate to the neighborhood and construction and consistent with the City's General Plan Goal 3.

General Plan Residential Policy 1 states "protect the residential character of existing residential neighborhoods." The one-story traditional style home, with stucco finish and composition shingle roofing, is similar to other traditional style homes and complements the ranch style homes found in the immediate neighborhood.

The San Bruno General Plan designates the property as single-family residential and the proposed addition to the structure is consistent with the residential general plan designation. The home's design will accommodate a single family only and no portion is intended as a second unit. Conditions of Approval have been added to ensure that no unpermitted second unit conversions occur.

- 4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.**

The proposed structure will not unreasonably restrict or interfere with light and air on the property adjacent to the left (south) since the structure maintains the existing setback of 5'-0", therefore maintaining sufficient distance from the property adjacent to the south. The proposed structure will not interfere with the light and air on the property adjacent to the right (north), since the addition will be 15'-9" away from the north property line.

Furthermore, the addition will remain a single story with a gable roof parallel to the side property line; an architectural feature which helps reduce the apparent mass from the adjacent properties and creates less shadow on adjacent properties due to its sloped design.

- 5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.**

The character of the new structure will be consistent with the scale and design of the other homes in the immediate neighborhood and is generally well done in its architectural design. No change is being proposed to the front of the residence, therefore the appearance of the proposed building will be in keeping with the character of the neighborhood and will not be detrimental to the orderly and harmonious development of the city. The addition will be finished with stucco and composition shingle roof material to match the existing residence, which are finished materials utilized on the surrounding homes.

The construction of the addition will benefit the City and the surrounding neighborhood through investment in the property. The proposed residence will be an improvement not only to the subject

property, but will also have a beneficial impact on adjacent property values as well.

6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.

The subject property contains an attached one-car garage and the proposal does not call for an expansion of the garage facilities. Because the total living area (excluding the garage) is 1,804 square feet, the application does not exceed the City's 1,825 square foot parking guideline for expanded off-street parking facilities. Additionally, the existing garage is setback 15' from the property line and though this does not meet the zoning ordinance standard (20'-0"), it does provide some space to accommodate a small vehicle on the driveway without blocking the sidewalk. Conditions of Approval have been included to ensure that the existing garage is used for parking only.

PUBLIC COMMENTS

Prior to the public hearing, five comments were submitted to the Planning Division. Three comments were submitted in writing, one by phone and one comment was left on staff voicemail with no name or callback number. The voicemail message stated that the caller lived on Seventh Avenue and wanted the applicant to provide more parking for the proposal.

The three email comments submitted are attached as exhibits in the staff report. Staff responded to each public comment with answers to their questions (See Exhibit C) and as a direct result of these public comments, staff has included Conditions of Approval (9-11) to mitigate the public concerns regarding the property at 543 Fifth Avenue. During conversations with the interested neighbors, it was expressed that parking is a major concern for that portion of Fifth Avenue. Staff encouraged the interested neighbors to submit any general concerns to the Planning Division as well, since this information could be referenced for any new zoning regulations that the City of San Bruno might consider adopting at a later time. Additionally, staff has worked with the applicant to resolve the neighborhood's comments.

Public Comment (1) : Unidentified caller, residence on Seventh Avenue

Public Comment (2) : Alice Barnes, residence on Fifth Avenue

Public Comment (3) : Robert Riechel, residence on Seventh Avenue

Public Comment (4): Ruth Reynolds, residence on Seventh Avenue

Public Comment (5): Todd Kessler, residence on Fifth Avenue

FINDINGS OF FACT

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use since all construction will meet the Uniform Building Code and attain all appropriate Building Division permits.
2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given the expansion is in scale with the neighborhood and is consistent with the permitted uses of a single family residential neighborhood.

3. The proposed development will be consistent with the City of San Bruno General Plan Policy (1) and Goal (3), since the proposed single family home meets the general plan designation of single family residential for the subject property. Any establishment of a second dwelling unit on the property would require Planning Division review and approval.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, since the structure maintains the setbacks required by code, will remain a single story and will consist of a gable roof parallel to the adjacent neighbors.
5. The general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition will be an economic benefit to the surrounding area.
6. The proposed expansion complies with applicable off-street parking standards of the San Bruno Zoning Ordinance.

CONDITIONS FOR APPROVAL

Community Development Department – (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 06-19 shall not be valid for any purpose. Use Permit 06-19 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on September 5, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.

6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
8. Applicant shall redesign the existing garage area to meet the minimum required dimension of 10'-0" by 20'-0" in length, as stated in the San Bruno Zoning Ordinance. No laundry facilities may be located within the existing garage. Additionally, a redesign of the landing from the home is required prior to the issuance of any Building Division permit.
9. The loft area above the garage shall be used for storage only. Applicant shall redesign access to the storage area in order to meet the minimum required dimensions for the existing single-car garage prior to the issuance of any Building Division permit.
10. Applicant shall remove the existing rear accessory structure prior to any Community Development Department Final inspection. During the Building Division submittal and construction process, no portion of the structure shall be occupied or rented out as a secondary residential dwelling unit.
11. Vehicle repair is prohibited in residential districts. No vehicle repair is to be done at the subject property. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs.

Department of Public Works – (650) 616-7065

12. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010.
13. Install a sanitary sewer lateral clean-out at property line per City standards details SS-01.
14. No fence, retaining wall, or other permanent structure to be placed within 2' from back of sidewalk. S.B.M.C. 8.08.010.
15. Paint address number on face of curb near driveway approach. Black lettering on white background.
16. Storm water from new and existing roof down-spouts, shall be collected and drained to an underground storm water system or through an undersidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1
17. Remove weeds and grass from sidewalk, curb and gutter. Prune other plantings in the right-of-way. S.B.M.C. 8.24.140/150/180.

Fire Department – (650) 616-7096

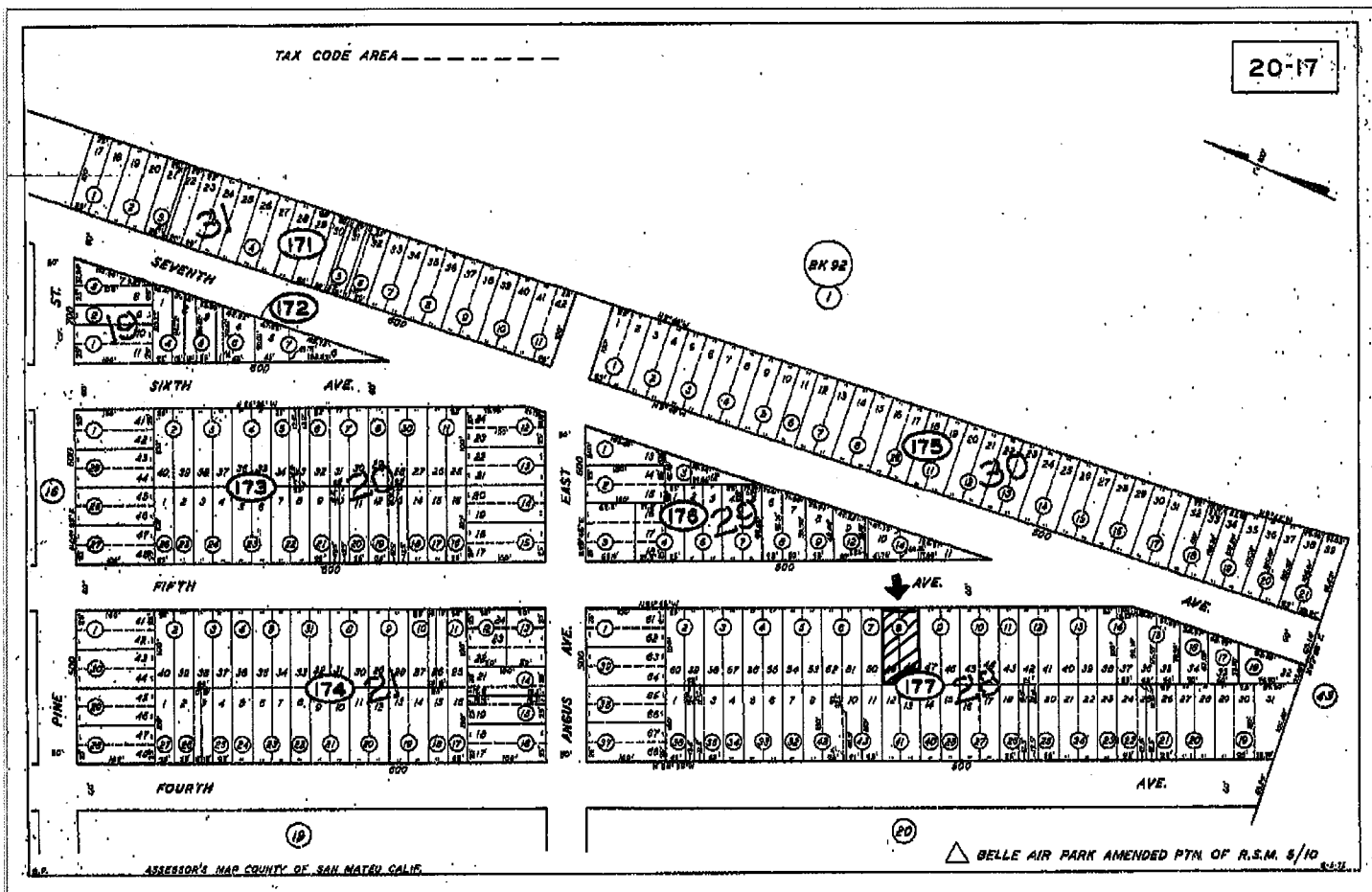
18. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.

19. Provide spark arrestor for chimney.

20. Provide hardwired smoke detectors with battery backup to all bedrooms and hallways.

Date of Preparation: August 31, 2006

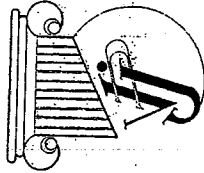
Prepared by: Tony Rozzi
Assistant Planner



543 Fifth Avenue
020-177-080
UP-06-19

Exhibit A – Site Location

Drawn & Designed By:



VICTOR PASQUA JR.
VPJ Construction
theconstructiondesigncompany
ARCHITECTURAL DESIGN AND DRAWING
NEW CONSTRUCTION, ADDITION
REMODELING, CITY PERMIT
Tel. No (408) 935-83-98
Tel. No (408) 461-0867
6412 HEATH STREET MOUNTAIN VIEW CA 95035
LIC. 743634

Owner:

MR & MRS RAQUEL RICO
545 FIFTH STREET
SAN BRUNO CA

RICO ADDITION

543 FIFTH STREET SAN BRUNO CA

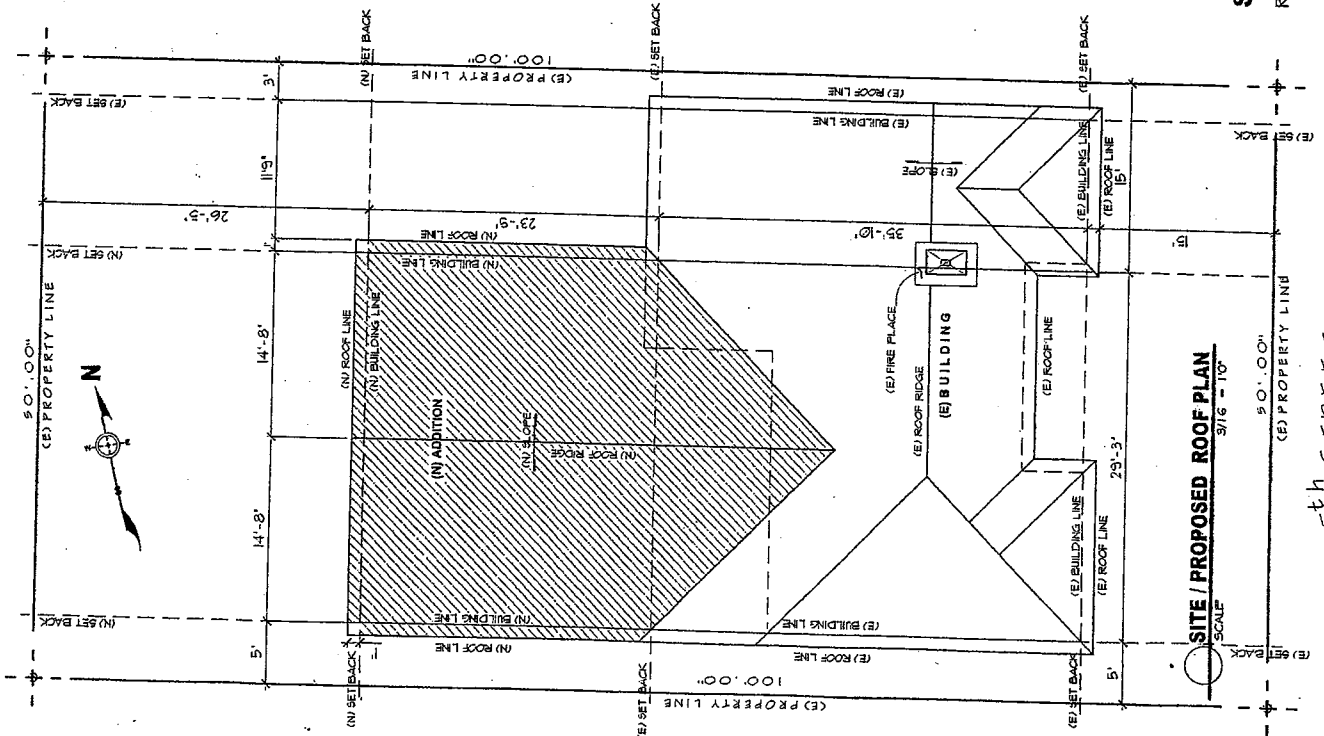


Exhibit B – Site, Floor & Elevation Plans

SHEET INDEX:

- A0 TITLE SHEET, SITE, ROOF PLAN
- A1 PROPOSED FLOOR PLAN
- A2 DEMOLITION PLAN
- A3 ELEVATIONS
- A4 ROOF FRAMING / FOUNDATION PLAN
- A5 DETAILS
- T1 TITLE 24

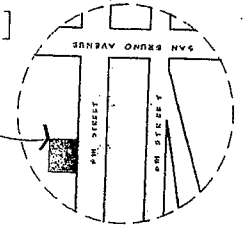
PROJECT DATA:

OWNER: RAQUEL RICO
ADDRESS: 543 FIFTH STREET
SAN BRUNO CA
A.P.N.:
LEGAL DESCRIPTION:
FLOOD ZONE: NO
(E) LIVING SPACE: 950 SQ. FT.
(N) LIVING SPACE: 854 SQ. FT.
(E) GARAGE AREA: 253 SQ. FT.
TOTAL LIVING AREA: 1804 SQ. FT.
LOT SIZE: 5,000 SQ. FT.
F.A.R.(COVERAGE):

GENERAL NOTES:

1. The following specification shall conform to the U.B.C. 2001 U.F.C. 2001.
2. Contractor shall verify all dimensions, elevations and conditions prior to start of any field work.
3. Any deviations caused by the field conditions, or any conditions different from the indicated on the plan shall be brought to the designer's attention, any discrepancy not reported to the designer will be considered the designer's responsibility.
4. The contractor shall apply where no specific details or sections are provided. Dimensions shown on plan or details take precedence over scales shown.
5. The contractor shall be responsible for the satisfactory completion of all work in accordance with the project plans and specifications.
6. Written dimensions shall supersede scaled drawings.
7. All works shall conform to applicable local codes.
8. These general notes shall pertain to this project as applicable. See working drawing for pertinent elements referred to herewith governing the construction of this project shall be current edition as of the date of building permit applicable for this project.

SITE



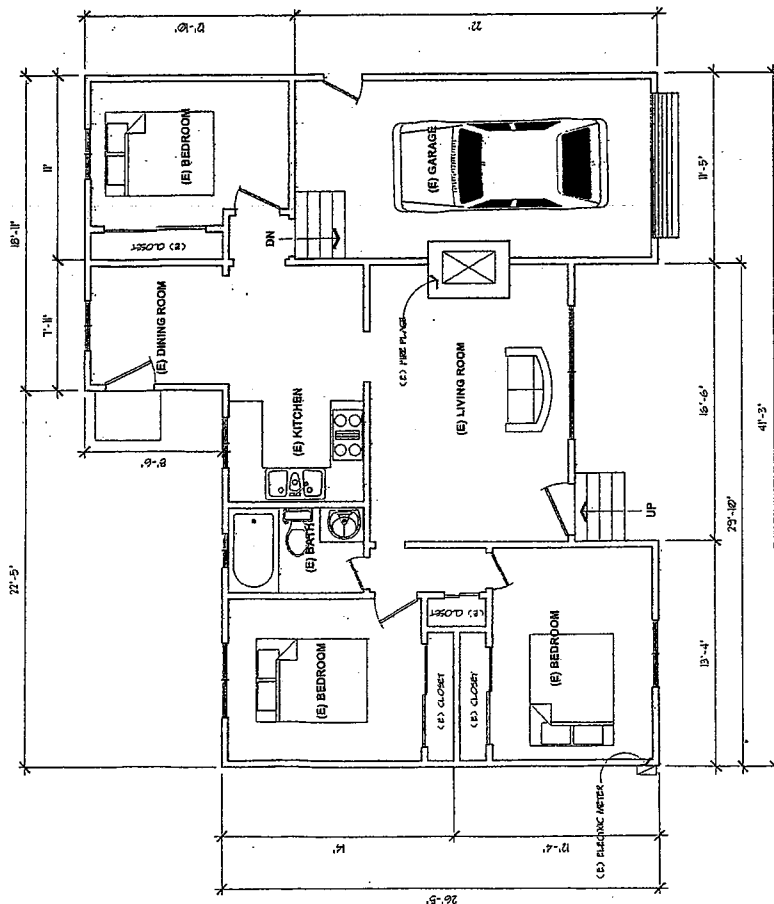
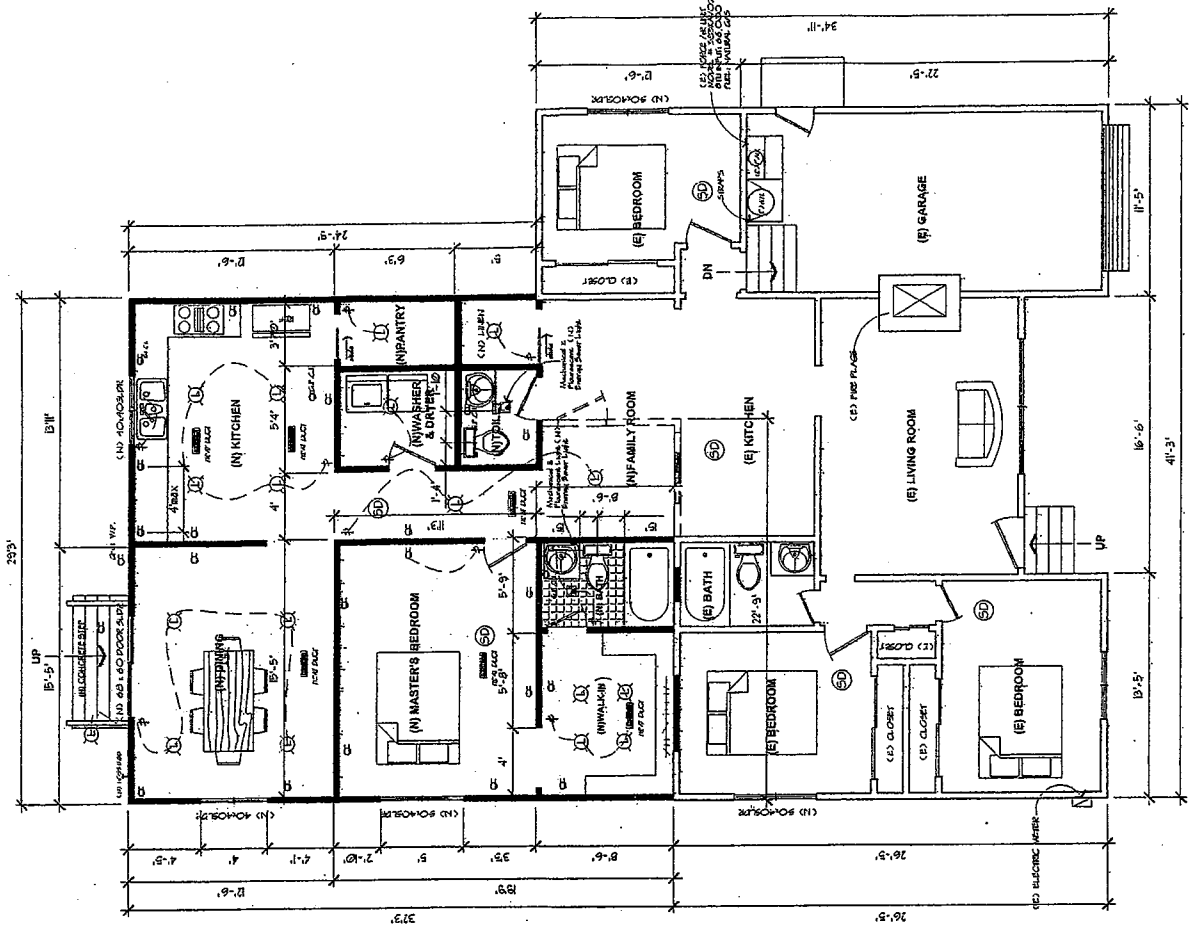
VICINITY MAP
SCALE
1" = 100'

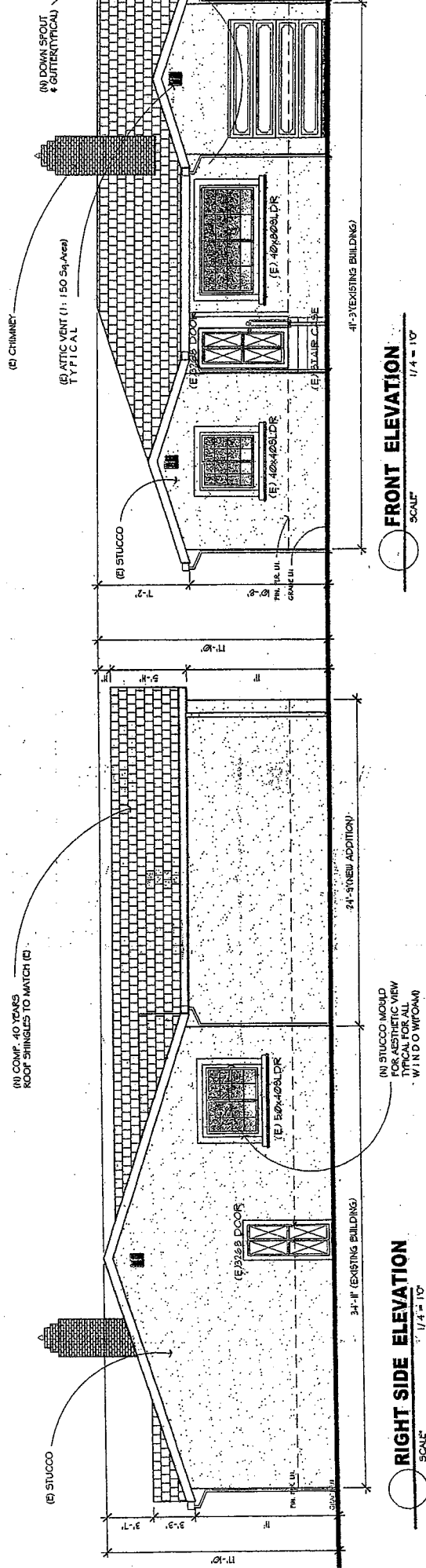
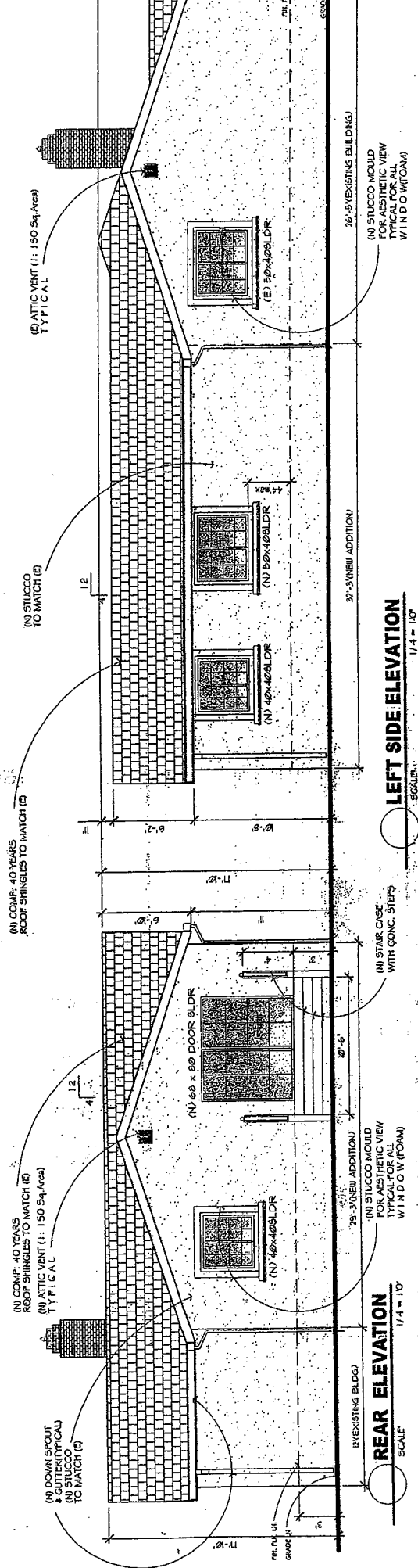
Scope of Work

REAR ADDITION

SITE / PROPOSED ROOF PLAN
3/16 - 10"

5th STREET





Tony Rozzi

From: Alice Barnes [alicebissonbarnes@sbcglobal.net]
Sent: Monday, August 28, 2006 12:52 PM
To: Tambri Heyden
Cc: Tony Rozzi
Subject: 543 5th questions
Follow Up Flag: Follow up
Flag Status: Red

Hi,

Before I formulate my comments on the expansion across the street from me I need several questions answered. Apparently, Tony is not working today.

1. How will their parking be designed? Will they have a two-car garage, covered tandem parking or some other scheme? Right now there is a one-car garage (not used for vehicles) and room for a compact car in the existing driveway. With all these bedrooms it just follows rationally that more cars will be attracted to our neighbor hood.
2. Since they already have five cars (blue, red, black, silver, white) and two trucks how many more people will be allowed to live in the house? Thus far we have seen at least six adults and two children living there. Before they moved in we already had six properties with at least six adults (several children) each living in them from 535 to 569 Fifth Avenue. This seems to be more than was expected living on the block when our infrastructure was put in. All the utilities are being stressed to the limit now.
3. Will this expansion mean they will vacate the workshed in the backyard where people are living currently? We already have six properties where folks have been known to live in garages and/or insulated sheds.
4. When it was on the real estate market the house in question had three legal bedrooms and another in an illegal unit above the garage. The workshed, formerly used by the previous owner for his lapidary collection, has three sections large enough to be converted into three bedrooms complete with running water and electricity. Will they be allowed to rent out the space in the shed?
5. Is the construction firm "TSR" going to do the work or is the sign out front for a business they are running from there?
6. Will they continue to repair (more than just an oil change) vehicles on the street and in that one spot on the driveway? I have already called it in to the Police TWICE (in less than a month) and they continue to work on cars out front and even on MY side of the street. There seems to be a substantial language disconnect.
7. When moving in, there was a rented truck out front and everyone helped to empty, to the backyard, junk, i.e. several mismatched tires (and another set of four on Sunday 27 August. Pieces of wood that do not match (apparently the jetsam of earlier construction projects), partially used cans of paint, were stored out back along with a large washing tub, to mention just a few, with bed springs and large plastic bags. Will we continue to collect this fire-trap junk?

Exhibit C

8/30/2006

8. On the drawings we received in the mail the chimney is pictured substantially taller than the existing chimney that is part of the garage and not where it is shown in the representation. Are they planning to raise and/or move it so their smoke will rise above the two-story home next door?

9. It appears that as these groups buy into these homes they totally ignore our ordinances and do as they please. When this property was put on the market by Naomi Iwasaki of ReMax Realty I asked her if real estate agents ever tell potential buyers the neighborhood rules and regulations, i.e. repairing vehicles on the street, housing people in sheds and lofts, etc. She said they are told all of that right up front. When I asked to see a copy of the information sheet she told me to call the Police when I see violations. Policing our neighbors did not sit well with me so she suggested I move to Millbrae. Can the Planning Commission stipulate conditions of approval that will officially face the problems up front and then have a proactive code enforcement?

Thank you for responding in a timely fashion. Alive

Tony Rozzi

From: Alice Barnes [alicebissonbarnes@sbcglobal.net]
Sent: Wednesday, August 30, 2006 1:24 PM
Subject: Naomi & 543 Fifth

Follow Up Flag: Follow up
Flag Status: Completed

I just spoke with Naomi, the lady who sold 543 for Paul. It was an "I told you so" conversation. I also appreciate her side of the issue because she cannot be biased in whom she sells it to.

What we are going to have to do is have the Council put more teeth into our ordinances. Something like the first time Police are called out for car repair work on the street they get a heavy fine. Second time they should lose the vehicle. An ordinance, I believe, can require realtors to inform prospective buyers of our ordinances and the penalties. Right now a couple with child can buy the house with full intention of other folks sleeping in garages and sheds. Afterwards, it takes a neighbor to inform code enforcement of the violations and the practice can be halted but come back the next week.

It is not OUR responsibility to police the neighborhood and it is not possible for our limited code enforcement crew to catch them all. The problems normally impact a few neighbors but they are not on enforcement's radar.

Let me know if you think ICE could clean it up even temporarily.

Alive

There is plenty work ahead for us.

Tony Rozzi

From: Robert Riechel [robertriechel@att.net]
Sent: Saturday, August 26, 2006 6:41 PM
To: Tony Rozzi
Cc: Robert Riechel
Subject: 543 - 5th Avenue Expansion Questions

DATE: 26 August 2006

TO: City of San Bruno
ATTN: Community Development
Mr. Tony Rozzi - Assistant Planner

SUBJ: 543 - 5th Avenue - UP-06-019

Dear Mr. Tony Rozzi:

I am in receipt of your notice to neighboring property owners concerning the application by the owner at 543 - 5th Avenue to add an addition to their property that would increase the gross floor area by more than 50%.

Before I can meaningfully comment on whether or not this request should be approved, I have a few questions:

1. What is the size of this lot? What is the current ground floor covered square footage including the garage? How much additional ground floor covered footage is being requested?
2. The property is zoned R-1 and I can not determine how many additional bedrooms and bathrooms will be added, but I am concerned in the apparent increasing of the number of persons able to reside here. Currently how many bedrooms and bathrooms exist in the house? How many additional bedrooms and bathrooms is approval being sought to add?
3. I am concerned with the number of OFF STREET parking spaces currently required for this property and those additionally required as part of this proposed addition. How many off street parking spaces are currently required and is the garage supposed to be used as one of these spaces? With the requested addition, how many ADDITIONAL off street parking spaces (if any) will be required to be provided?
4. I am concerned about the north and south side of the property set back from the adjacent properties. What is the current (approved) north side and south side property line setbacks? What changes to these setbacks are being requested to support the requested expansion?

Sincerely,

Robert Riechel
536 - 7th Avenue
San Bruno, CA 94066-4522

8/29/2006

DATE: 30 August 2006

TO: City of San Bruno
ATTN: Community Development
Mr. Tony Rozzi - Assistant Planner

SUBJ: 543 - 5th Avenue - UP-06-019

Dear Mr. Rozzi:

I am in receipt of your notice to neighboring property owners concerning the application by the owner at 543 - 5th Avenue to add an addition to their property that would increase the gross floor area by more than 50%.

Thank you for your answers to the numerous questions I had about the existing property and the additional details about what is being requested in the addition.

Please accept the following as my official comments to the question should this requested addition be approved.

As you have said, since the requestor is keeping the total livable square footage below the 1825 square footage limit that would trigger the need to supply an additional parking space, I still want to voice my concern that here in the Belle Air neighborhood, when garages are not used for parking a car, our limited on street parking spaces become overloaded. I ask that the request for this expansion contain the condition that the existing garage continues to be available and used to park one car. If the garage and the driveway are available for parking 2 cars, there should be slightly less negative impact on the limited on street parking on 5th Avenue and less cars will overflow and be parked on 7th Avenue (which is currently being done).

My second concern applies to more than this property here in the Belle Air: Use of sheds and/or garages for sleeping. There are a couple of cases where I believe this is currently being done. Previously Code Enforcement has talked to the occupants of at least one house where occupants were sleeping in a detached shed. I would ask that the condition be included that the LARGE existing shed in the back yard be removed as a condition of granting the permit to expand the existing residence.

As I read the requirements, there is nothing being requested that does not conform with existing City Codes and Requirements

as long as the above two listed concerns are included in the paperwork to assure that all parties clearly understand and agree to these as a part of their expansion being granted.

Please forward these comments to the Planning Commission so they can be made a part of the records for this request.

Thank you for your help in more fully understanding the requirements and thank you for listening to my concerns about the BIGGER picture.

Sincerely,

signed and faxed by the computer for

Robert Riechel
536 - 7th Avenue
San Bruno, CA 94066-4522

Tony Rozzi

From: Tony Rozzi
Sent: Friday, September 01, 2006 1:55 PM
To: 'Robert Riechel'
Subject: RE: 543 - 5th Avenue Expansion Questions

Thank you Robert.

The Staff reports go out today, and I have included your emails in the exhibits. Anything you submit Monday however, will be handed out to the Commissioners as well.

Thanks for your interest,
tr

TONY ROZZI
ASSISTANT PLANNER

CITY OF SAN BRUNO
567 EL CAMINO REAL
SAN BRUNO, CA 94066
650.616.7074

From: Robert Riechel [mailto:robertriechel@att.net]
Sent: Wednesday, August 30, 2006 9:23 PM
To: Tony Rozzi
Subject: RE: 543 - 5th Avenue Expansion Questions

Tony:

Your answers seem very complete.

I see that at less than 1825 sq ft one can not complain about parking.

I will be forwarding some comments before the deadline. Will get out probably Monday night.

Thanks for your assistance.

Riechel

9/1/2006

----- Original message from "Tony Rozzi" <trozzi@ci.sanbruno.ca.us>: -----

Thank you for the email Robert.

Answers are below in blue, for your reference. The rear shed, which you might be aware of, is to be removed as part of the proposal. This should help alleviate some potential issues that might be of concern for you. Upon site visit, that rear shed was being used for storage, with miscellaneous materials also stored in the rear. A condition of approval will require all of this to be cleaned up and removed prior to a Building Permit approval.

Please call or email with any additional questions. I will include your email in the Planning Commission staff report as well. Hope this information helps.

Best,
tr

TONY ROZZI
ASSISTANT PLANNER

CITY OF SAN BRUNO
567 EL CAMINO REAL
SAN BRUNO, CA 94066
650.616.7074

From: Robert Riechel [mailto:robertriechel@att.net]

Sent: Saturday, August 26, 2006 6:41 PM

To: Tony Rozzi

Cc: Robert Riechel

Subject: 543 - 5th Avenue Expansion Questions

DATE: 26 August 2006

TO: City of San Bruno

ATTN: Community Development

Mr. Tony Rozzi - Assistant Planner

SUBJ: 543 - 5th Avenue - UP-06-019

Dear Mr. Tony Rozzi:

I am in receipt of your notice to neighboring property owners concerning the application by the owner at 543 - 5th Avenue to add an addition to their property that would increase the gross floor area by more than 50%.

Before I can meaningfully comment on whether or not this request should be approved, I have a few questions:

1. What is the size of this lot? What is the current ground floor covered square footage including the garage? How much additional ground floor covered footage is being

requested?

Lot size is 5,000 square feet. Current lot coverage is 1,203 s.f and the proposed is 2,057 s.f., which is 41% lot coverage. Allowable lot coverage is 44% without requiring a Conditional Use Permit.

2. The property is zoned R-1 and I can not determine how many additional bedrooms and bathrooms will be added, but I am concerned in the apparent increasing of the number of persons able to reside here. Currently how many bedrooms and bathrooms exist in the house? How many additional bedrooms and bathrooms is approval being sought to add?

Current home is 3 bedrooms and 1 bathroom. Proposal is for a 4 bedroom, 2.5 bath home. They are seeking to add 1 bedroom and 1.5 baths.

3. I am concerned with the number of OFF STREET parking spaces currently required for this property and those additionally required as part of this proposed addition. How many off street parking spaces are currently required and is the garage supposed to be used as one of these spaces? With the requested addition, how many ADDITIONAL off street parking spaces (if any) will be required to be provided?

The existing home has 1 garage space. Any expansion of the property that exceeds the home's living area of 1,825 s.f. (living area does not include garage) requires a second covered parking space. The home's proposal would create a new home with a living area of 1,804 s.f. Currently the garage is being used for storage and staff will have a condition of approval requiring the garage to be used for vehicle parking only. Because the home is not exceeding the zoning ordinance guideline of 1,825 s.f., not additional covered parking is required.

4. I am concerned about the north and south side of the property set back from the adjacent properties. What is the current (approved) north side and south side property line setbacks? What changes to these setbacks are being requested to support the requested expansion?

On the North side elevation, the setback will be 5'-0", the minimum required per zoning ordinance. The South side elevation will be setback 11'-9" from the property line on the new addition. No changes have been requested given the existing North setback is 5'-0" and the South side setback on the existing home is 3'-0". None of the existing structure is moving as part of this proposal.

Sincerely,

Robert Riechel
536 - 7th Avenue
San Bruno, CA 94066-4522

Tony Rozzi

From: Ruth Reynolds [rareyno@sbcglobal.net]
Sent: Thursday, August 31, 2006 4:37 PM
To: Tony Rozzi
Subject: 543 5TH aVENUE

Mr. Rozzi,

The enlargement of the home at 543 5th Ave. should not affect any of us IF they had to have off street parking. At the moment they have 6 cars and 2 pickups. This takes everyone else parking spaces. Since we have 4 or 5 houses with this same situation, we are becoming quite crowded and cannot park in or near our own houses. This is not fair. Could something be started so that any new or updated building should have off street parking. Or should each house have a permit to park 2 cars per household. They do do that in San Francisco, in the crowded areas. Please consider the problem and pass it on.

Thank you
Sincerely
Ruth Reynolds 548 7th Ave.

8/31/2006



567 El Camino Real
San Bruno, CA 94066
Voice: (650) 616-7074
Fax: (650) 873-6749
<http://www.ci.sanbruno.ca.us>

STAFF

Tambri Heyden, AICP, *Community Development Director*
Mark Sullivan, AICP *Housing and Redevelopment Manager*
Aaron Akin, AICP, *Planning Manager*
Tony Rozzi, *Assistant Planner*
Lisa Costa Sanders, *Contract Planner*
Margaret Netto, *Contract Planner*
Pamela Thompson, *City Attorney*

PLANNING COMMISSION

Sujendra Mishra, *Chair*
Rick Biasotti, *Vice-Chair*
Kevin Chase
Mary Lou Johnson
Bob Marshall, Jr.
Perry Petersen
Joe Sammut

**PLANNING COMMISSION
STAFF REPORT
AGENDA ITEM NO. E2
September 5, 2006**

PROJECT LOCATION

1. Address: 1670 Claremont Avenue
2. Assessor's Parcel No: 019-024-220
3. Zoning District: R-1 (Single-Family Residential District)
4. General Plan Classification: Single-Family Residential District

EXHIBITS

- A:** Site Location
B: Site Plan, Floor Plans, and Elevations

REQUEST

Request for a Use Permit to allow the construction of an addition that exceeds the .55 floor area ratio guideline per Section 12.200.030.B.2 of the San Bruno Zoning Ordinance. Dale Design (Applicant), James Greig (Owner). **UP-06-021**

RECOMMENDATION

Staff recommends that the Planning Commission approve Use Permit 06-21 based on Findings of Fact (1-6) and Conditions of Approval (1-15).

REVIEWING AGENCIES

Community Development Department
Public Works Department
Fire Department

LEGAL NOTICE

1. Notices of Public Hearing mailed to owners of property within 300 feet on August 25, 2006

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

EXISTING CONDITIONS



The subject property is located on the west end of Claremont Avenue, between Glenview Drive and Fairmont Drive. This is a rectangular-shaped lot with a total size of 5,000 square feet. The property is currently developed with a modern, split-level three bedroom and two bathroom, 1,823 square foot two-story residence with a 530 square foot attached two-car garage.

SURROUNDING LAND USES

North: Fairmont Drive - R-1 Zone, single-family residential
South: Glenview Park - O Zone, open space district
East: Concord Way - R-1 Zone, single-family residential
West: Earl Avenue - R-1 Zone, single-density residential

PROJECT INFORMATION

The proposed project includes a western side extension to the ground level. An expansion above on the upper level, with significant new architectural detail to the front of the home is also proposed.

The first floor addition and remodel would add 383 square feet and convert an existing walkway into garage storage (88 square feet). The proposal would add a new full bathroom, expand the family room and create a new enclosed entry way to the home on the ground level.

The second floor addition would be 264 square feet, allowing for an expansion of the kitchen. The addition would also convert the existing living room into a dining room, add a partition wall to the west end of the room and create a new living room over the ground floor expansion.

If approved and constructed this would be a 4-bedroom, 3-bathroom home, with 2,435 square feet of living area and a 530 square foot garage with expanded storage. Project details are shown in the following table:

Site Conditions		Zoning Requirements	Existing Conditions	Proposed Conditions
Land Use		R-1, Single Family Res.	R-1, Single Family Res.	Same
Lot Area Min.		5,000	5,000	Same
Lot Coverage		Max. 2,200	1,226	1,543
Lot Coverage %		44%	25%	31%
Gross Floor Area		Max. 2,750	2,353 sq. ft.	2,993 sq. ft.
Floor Area Ratio		0.55	0.47	0.60
Building Setbacks	Front	Min. 15'	19'-0" to home 20'-0" to garage	20'-0" to home and garage
	Rear	Min. 10'	16'-0"	16'-0"
	West Side	Min. 5'	17'-0"	6'-6"
	East Side	Min. 5'	5'-0"	5'-0"
Building Height		Max. 28'	21'-8"	21'-8"
Covered Parking		2 covered spaces	2 covered spaces	2 covered spaces

Square Footage Breakdown:

	Ground floor	Second Floor	Garage	Total
Existing	597	1,226	530	2,353
Proposed	348	264	123*	735
Total	945	1,490	653	3,088

* Notes:

- Existing garage to remain the same. Proposed storage adjacent to garage and accessible from the garage interior only.

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee (ARC) reviewed the project at its July 13, 2006 meeting, and forwarded the project to the Planning Commission with a favorable recommendation and the following comments:

- Bring color and material samples to Planning Division prior to Planning Commission meeting.
- Show gutters and downspouts on elevation plans.
- Revise plans to show reduced floor area and update corresponding project data.

Commissioners Mishra, Biasotti and Chase were present for this item.

Since the Architectural Review Committee meeting, the applicant has revised the plans to reduce the total floor area ratio to .60, decreasing the size of the right side addition. The right side setback will be 6'-6" instead of the previously proposed 5'-0", a benefit to the adjacent neighbor's light and air circulation. Additionally, the rear windows on the proposed addition have been slightly altered to reflect the ARC comments that there were too many proposed grids. Staff supports both changes to the project.

ADDITIONAL INFORMATION

- Accessory Structures:** There is a storage shed on the property, which will be removed as part of

this application.

- **Code Enforcement:** There are no pending code enforcement cases on file on this property.
- **Easements:** There are no easements on the property that will be affected by this addition.
- **Heritage Trees:** There are no heritage trees onsite that will be affected by this proposal.
- **Previous additions or alterations:** None.

PROJECT ANALYSIS

This home addition proposal requires a Use Permit approval. The Use Permit application is required because the expansion will exceed the .55 floor area ratio guideline, as set forth in Section 12.200.030.B.2 of the City of San Bruno Zoning Ordinance. The proposed floor area ratio is .598. The applicant has designed the home to meet all residential addition guidelines.

With a split level home design, any significant addition typically exceeds the floor area ratio due, in part, to the already larger than normal floor area. The applicant has reduced the size of the proposal per staff recommendations in order to make the home comparable in size with other properties in the surrounding single-family neighborhood.

The applicant has designed a two-story addition on the western side of the property, expanding the ground floor family room and second story living room. As part of the extension, the new ground floor proposes a full bath and study/guest bedroom with storage closet, as well as a shared indoor/outdoor gas fireplace between the family room and rear stone patio. As part of a preliminary consultation with staff, the applicant agreed to propose an expanded ground floor family room that is incorporated into the entry way and should have proper circulation with the upper story of the home, in part to prevent any unwarranted conversion of the home to a second dwelling unit. The family room will be open to the new entry way and include a low, 30" tall wall which should maintain inclusion with the rest of the home.

On the proposed second floor plan, the applicant has designed an expanded kitchen, converted the existing living room into a dining room and added a partial wall to separate the new expansion. The addition will be used as a living room, open on both sides of the new interior wall to the dining room and kitchen area.

*Pursuant to the City's Zoning Code, the Commission shall grant the Use Permit if it makes the following findings (required findings are in **bold** followed by staff's analysis):*

1. **The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the condition that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The proposed structure will also

be constructed with sufficient distance from the side property lines to provide for fire safety construction and egress requirements. Therefore, the development will not be detrimental to the health and safety of the persons residing in the neighborhood.

2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city.

The proposed addition generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with the permitted uses of a single-family residential neighborhood. On-street parking in the neighborhood area should not be negatively impacted since an existing two-car garage will remain to meet the property's off-street parking needs.

The proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its conformance to all of the regulations as set forth in the Zoning Ordinance. The proposed addition will be an improvement to the existing structure and the upgrades to the property should have a beneficial impact on surrounding property values. Therefore, staff determines that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

3. The proposed development will be consistent with the general plan.

The general plan designates the property as single-family residential and the proposed addition to the structure is consistent with such residential general plan designation. The home's design will accommodate a single family only and no portion is intended as a second unit. Any establishment of a second dwelling unit on the property would require Planning Division review.

General Plan Residential Policy 1 states "protect the residential character of existing residential neighborhoods." The proposal has utilized finished materials with corresponding stucco and wood siding and is similar to other homes in the nearby area. Therefore, it should be an economic benefit to the area.

Goal 3 of the City's 1984 General Plan states "encourage public and private development which is aesthetically sensitive to the surrounding environment and is of the highest quality design and construction." Staff finds that the architecture of the addition will match the style of the homes in the immediate neighborhood and the proposed architectural features should better enhance the residence and further improve upon the quality of the neighborhood.

4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.

The applicant has designed the home to meet all residential addition guidelines except for the .55 floor area ratio guideline. The applicant has reduced the size of the proposal per staff recommendations in order to make the home compatible with other properties in the surrounding single-family neighborhood. With the minor adjustment, staff feels that the addition is a significant enough improvement on the home

to warrant the proposed floor area ratio (.60).

Additionally, with the slight redesign, the side setback to the adjacent neighbor has increased from 5'-0" to 6'-6" and staff finds that this addition will not impair the value or unreasonably restrict the light and air of nearby properties.

Architecturally, the home's expansion proposes to match the existing modern, split-level home's exterior materials of stucco and wood siding, offset between the ground and second levels. The new ground level will have horizontal wood siding to match the siding found on the existing second level. The new second level will have stucco to match the existing ground level. Both floors will use vertical wood siding on the rear elevations, a complement to the existing vertical wood siding on the front second story cantilever wall. The new roof portions propose to match the existing asphalt shingles and windows will be replaced throughout. As a benefit to the adjacent property at 1680 Claremont Avenue, no windows are proposed on the western face of the addition. The proposed expansion's cross gable roof will tie into the existing home's gable roof and have a matching pitch. Additionally, two new skylight windows will be added to the eastern elevation roofline. Staff supports the design of the proposed addition given that the finished materials will match the existing home and those of the nearby homes.

5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.

The home's expansion proposes to match the existing modern, split-level home's exterior materials of stucco and wood siding, offset between the ground and second levels. Staff supports the design of the proposed addition given that the finished materials will match the existing home and those of the nearby homes.

The proposed residence will be an improvement not only to the subject property but will also have a beneficial impact on the established and well-maintained neighborhood, which is comprised of modern, split-level homes. While the proposal's floor area ratio is relatively high compared to neighboring properties, the addition should be a dramatic improvement to the entry way of the home and to the streetscape at the corner of Claremont Avenue and Fairmont Drive. These design features mitigate any potential mass or bulk issues and help blend the home into the neighborhood.

Additionally, on-street parking in the area should not be negatively impacted, which would otherwise diminish the desirability of the adjacent properties and overall neighborhood.

6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.

The subject property contains an attached two-car garage which is to be slightly expanded for additional storage closets as part of the project. Adequate space exists for laundry facilities and the project proposes 88 square feet of interior storage, thereby not impacting the required 400 square feet of garage parking for vehicles. All off-street parking standards will be met with this proposal.

PUBLIC COMMENTS

Public Comment (1): Steve Blick, 1680 Claremont Avenue

Asked what the proposed west setback would be. Staff explained that the addition would have a 6'-6" side setback from Mr. Blick's property line. Mr. Blick was satisfied with the proposal and did mention that during the early stages of the project, the applicant did approach he and the other neighbors to discuss the project.

FINDINGS OF FACT

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use since all construction will meet the Uniform Building Code and attain all appropriate Building Division permits.
2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given the expansion is in scale with the neighborhood and is consistent with the permitted uses of a low-density residential neighborhood.
3. The proposed development will be consistent with the general plan, since the proposed single family home meets the general plan designation of low-density residential for the subject property. Any establishment of a second dwelling unit on the property would require Planning Division review and approval.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, since the structure maintains the setbacks required by code, will remain a single story and will consist of a gable roof parallel to the adjacent neighbors.
5. The general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition will be an economic benefit to the surrounding area.
6. The proposed expansion complies with applicable off-street parking standards of the San Bruno Zoning Ordinance.

CONDITIONS FOR APPROVAL

Community Development Department – (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 06-21 shall not

be valid for any purpose. Use Permit 06-21 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.

2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on September 5, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

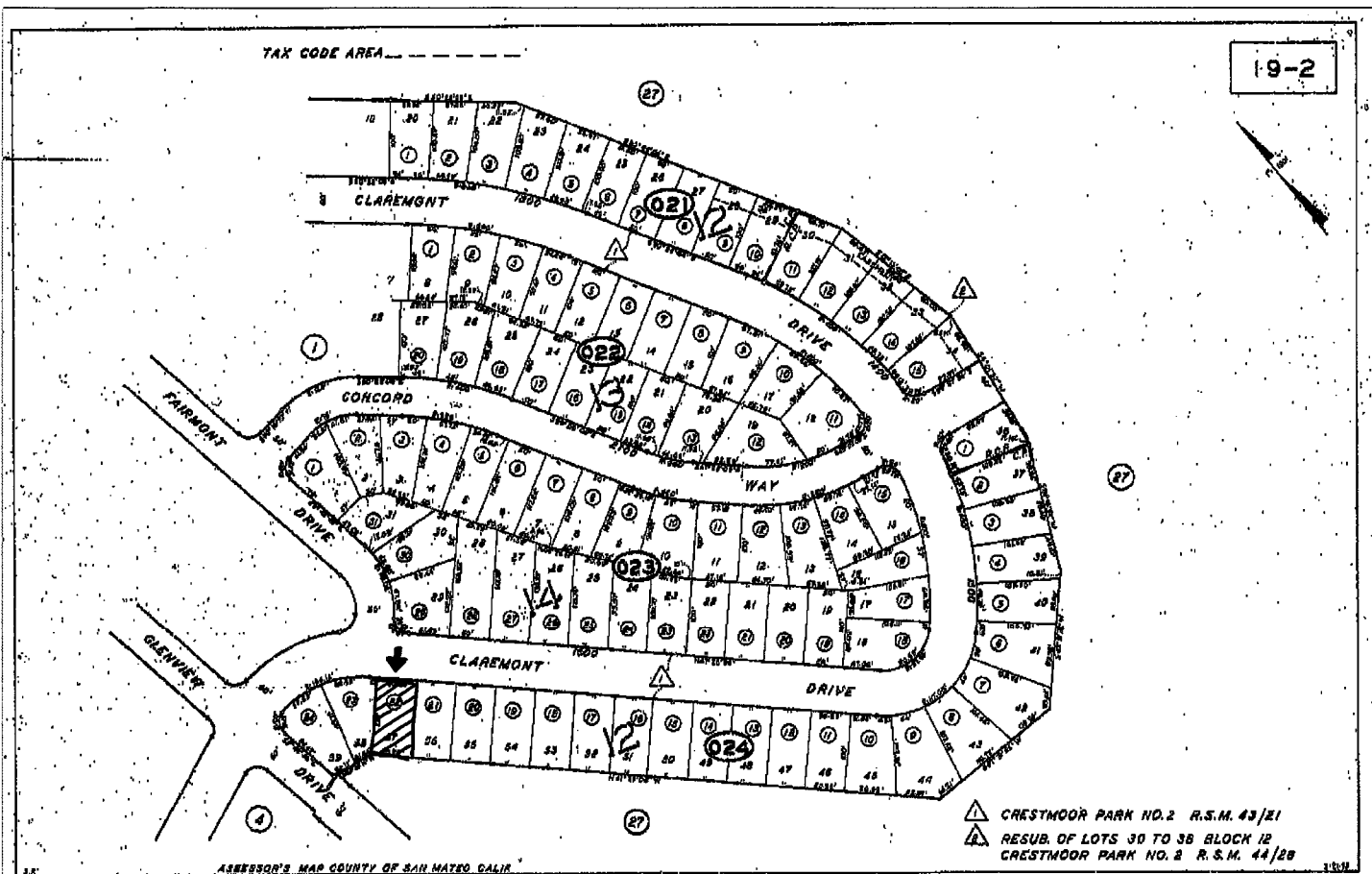
Department of Public Works – (650) 616-7065

8. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010.
9. Install a sanitary sewer lateral clean-out at property line per City standards details SS-01.
10. No fence, retaining wall, or other permanent structure to be placed within 5'-6" from back of sidewalk. S.B.M.C. 8.08.010.
11. Paint address number on face of curb near driveway approach. Black lettering on white background.
12. Storm water from new and existing roof down-spouts, shall be collected and drained to an underground storm water system or through an undersidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1
13. Planting of one (1) 36-inch box size approved tree or payment of \$540.00 each to the in-lieu replacement tree fund. S.B.M.C. 8.24.060

Fire Department – (650) 616-7096

14. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
15. Provide hardwired smoke detectors with battery backup to all bedrooms and hallways.

Date of Preparation: August 31, 2006
Prepared by: Tony Rozzi
Assistant Planner



1670 Claremont Avenue
019-024-220
UP-06-21

Exhibit A – Site Location

Alteration & Renovation 1670 CLAREMONT DRIVE PROPERTY

PROJECT INFORMATION

DESCRIPTION: Minor addition to a single family residence with facade and site improvements, in keeping with neighborhood context.

PROPERTY LOCATION: 1670 Claremont Drive, San Bruno, CA 94066-2710
APN: 019-022-024-22A
OWNER: Dale Design
DATE: 08/24/08
PROJECT NO.: 1670-CL-08-001

ALL WORK SHALL COMPLY WITH:

1. CODE CLASSIFICATION:

Group R-1 Residential Single Family
 Type of Construction: Existing
 Fire Sprinklers: None

EXISTING BUILDING STORIES:

Single Story over Garage Level
 Existing Building Footprint: 1,226 sq ft (upper level)
 (E) Upper Level: 1,226 sq ft (upper level)
 (E) Ground Level: 530 sq ft (non-conditioned/garage)
 (E) Total Building Area: 2,353 sq ft

PROPOSED BUILDING AREA:

(N) Base Building Footprint: 1,540 sq ft (main level)
 (N) Upper Level: 1,226 sq ft (upper level)
 (N) Ground Level: 530 sq ft (non-conditioned/garage)
 (N) Total Building Area: 2,860 sq ft (2,860 sq ft fresh enclosure)

GROSS LOT SIZE:

(Regulatory) 5,000 sq ft

ADJUSTED LOT AREA AND PERMITTED FLOOR AREA:
 5,000 sq ft x 1.00 = 5,000 sq ft
 5,000 sq ft x 0.50 = 2,500 sq ft

BUILDING INCREASES:

Horizontal Addition, West rear/sideyard

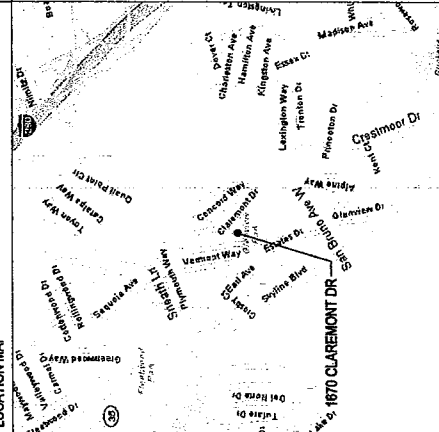
2. BUILDING CODES:

City of San Bruno Building Regulations
 2001 California Building Code
 WSBEC Amendments
 2001 California Mechanical Code
 2001 California Electrical Code
 California Administrative Code, TITLE 24

3. INTENDED USE:

Single Dwelling Unit (no change)

LOCATION MAP



SHEET INDEX

ARCHITECTURAL DRAWINGS	
A000	OVERALL PROJECT INFORMATION
A001	EXISTING DEMO SITE & ROOF PLAN
A002	PROPOSED SITE & ROOF PLAN
A101	LOWER LEVEL (E) & DEMO FIRST FLOOR PLAN
A102	UPPER LEVEL (E) & DEMO FIRST FLOOR PLAN
A111	LOWER LEVEL PROPOSED FIRST FLOOR PLAN
A112	UPPER LEVEL PROPOSED FIRST FLOOR PLAN
A201	(E) & PROPOSED EXTERIOR ELEVATIONS
A202	(E) & PROPOSED EXTERIOR ELEVATIONS

Design Services:



DALE DESIGN
 195 Margaret Avenue
 San Francisco, CA 94112
 415.244.1283 V
 415.841.1851 F

ISSUES AND REVISIONS			
No.	Date	Issue	By
01	08.24.08	Plumbing Submission	DS

APN: 019-022-024-22A

Greig Residence
 1670 Claremont Drive
 San Bruno, CA
 94066-2710

Scale: As Noted



Drawing Description:

Overall Project Information

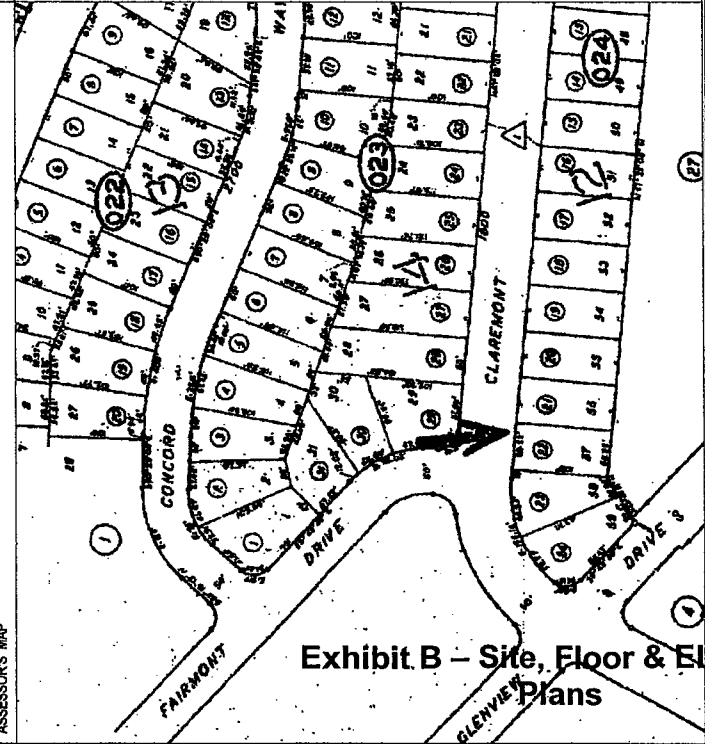
Drawn By:

Checked By:

Sheet Number:

A000

SITE / ROOF PLAN SCALE 1/8" = 1'-0"



ASSESSORS MAP

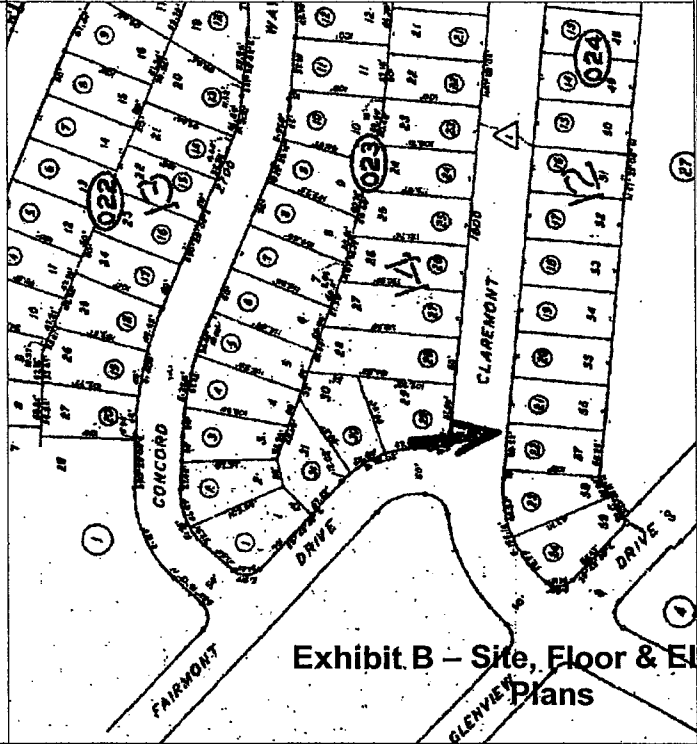


Exhibit B – Site, Floor & Elevation Plans

Design Schematic



DALE DESIGN
185 Margaret Avenue
San Francisco, CA 94112
415.244.1283 v
415.841.1851 f

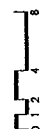
ISSUES AND REVISIONS

No.	Date	Issue	By
01	03/24/06	Plan/Spec Submission	DS

APN: 019-022-024-22A

Project
Greig Residence
1670 Claremont Drive
San Bruno, CA
94066-2710

Scale: 1/4" = 1'-0"



Drawing Description:

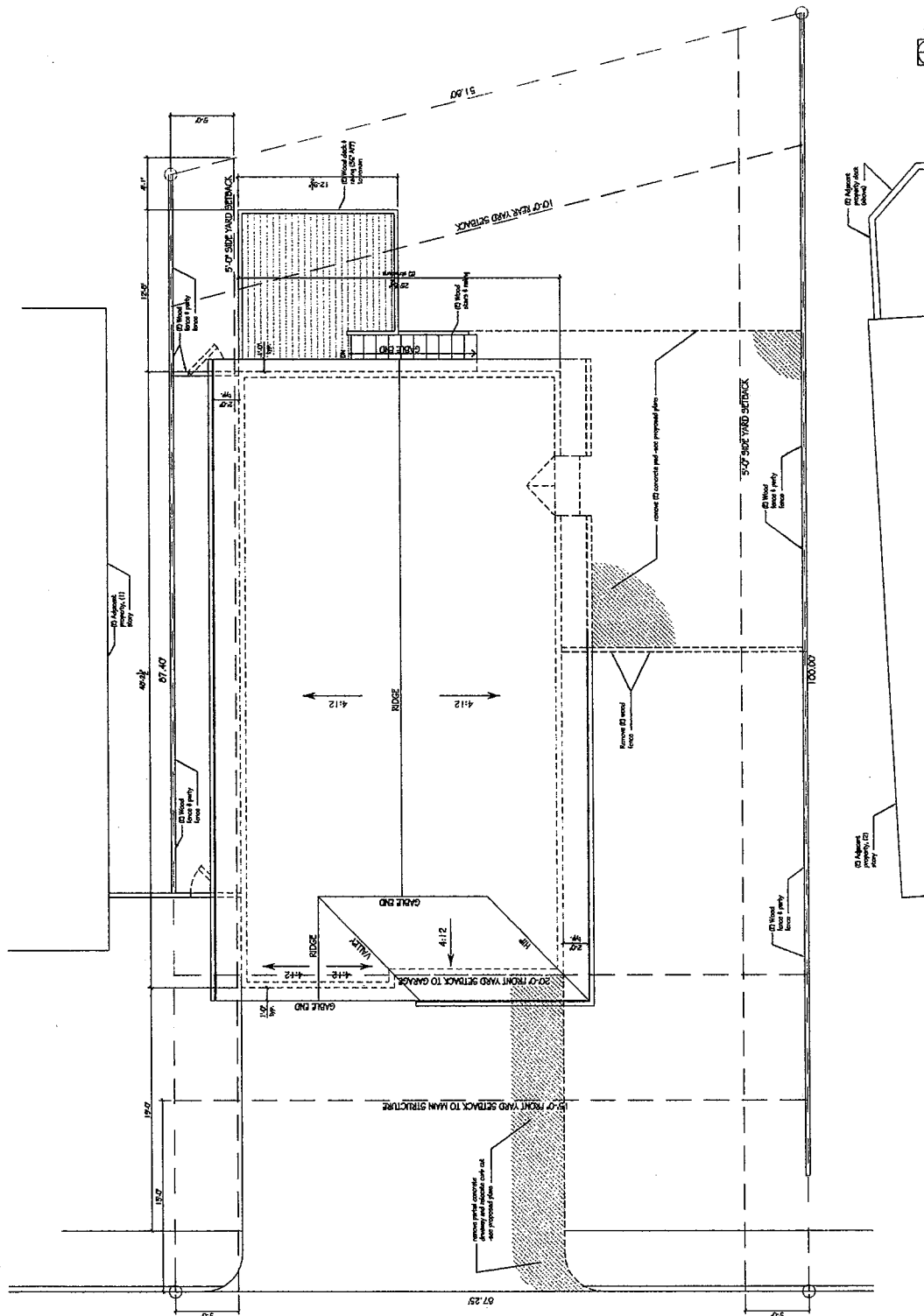
**Existing & Demolition
Site & Roof Plan**

Drawn By:

Checked By:

Sheet Number:

A001



Existing & Demolition Site & Roof Plan
Scale: 1/4" = 1'-0"



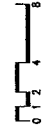
DALE DESIGN
195 Margaret Avenue
San Francisco, CA 94112
415.244.1283 v
415.841.1851 f

ISSUES AND REVISIONS		
No.	Date	Issue
01	08-24-08	Planning Submission DS

APN: 019-022-024-22A

Greig Residence
1670 Claremont Drive
San Bruno, CA
94066-2710

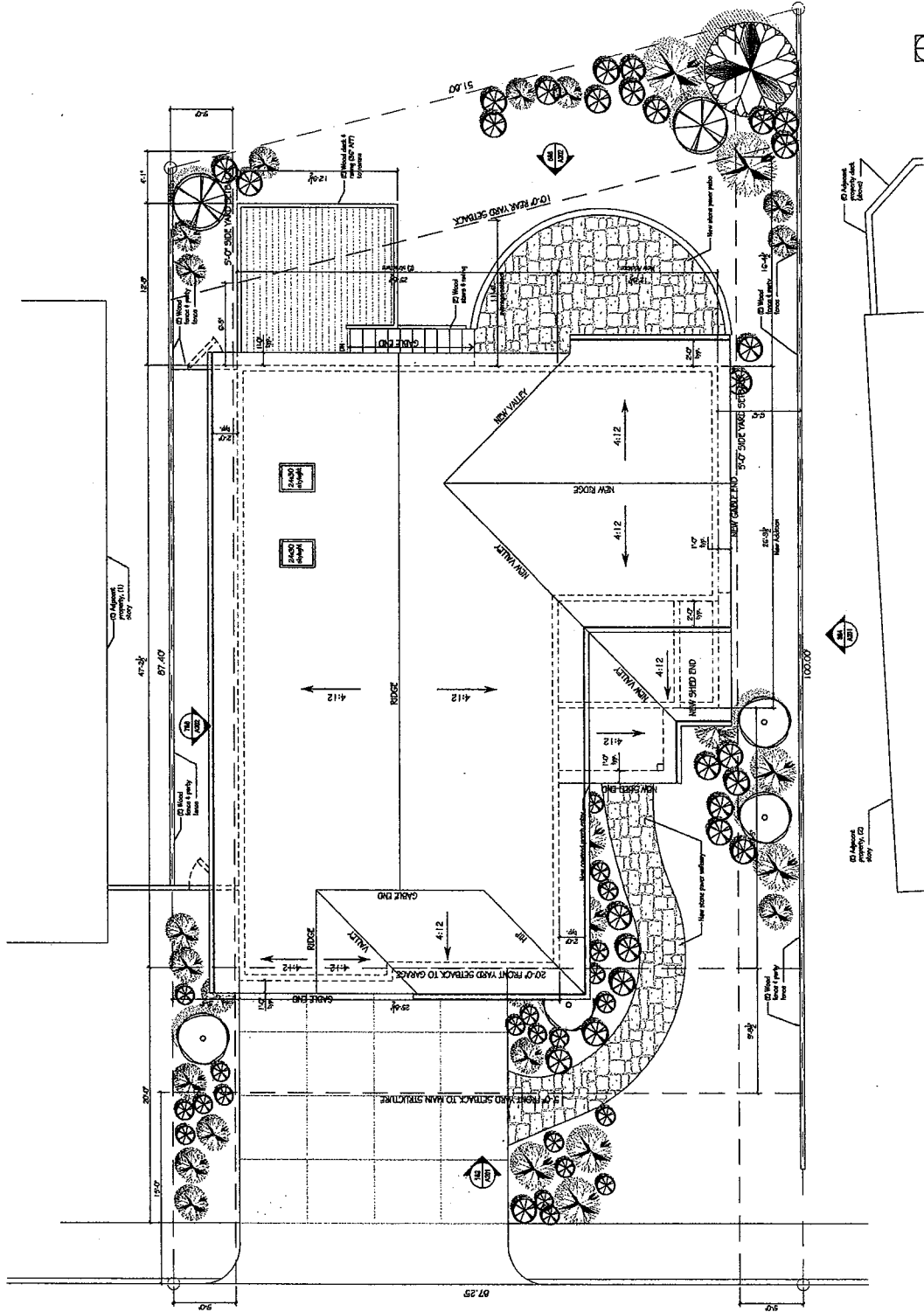
Scale: 1/4" = 1'-0"



Drawing Description:
Proposed Site & Roof Plan

Drawn By:
Checked By:
Sheet Number:

A002





DALE DESIGN
195 Margaret Avenue
San Francisco, CA 94111
415.244.1283 v
415.841.1851 f

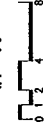
ISSUES AND REVISIONS		
No.	Date	Issue
01	08.24.06	Planning Submission
		DS

APN: 018-022-024-22A

Greig Residence
1670 Claremont Drive
San Bruno, CA
94066-2710

Project

Scale: $1/4" = 1'-0"$



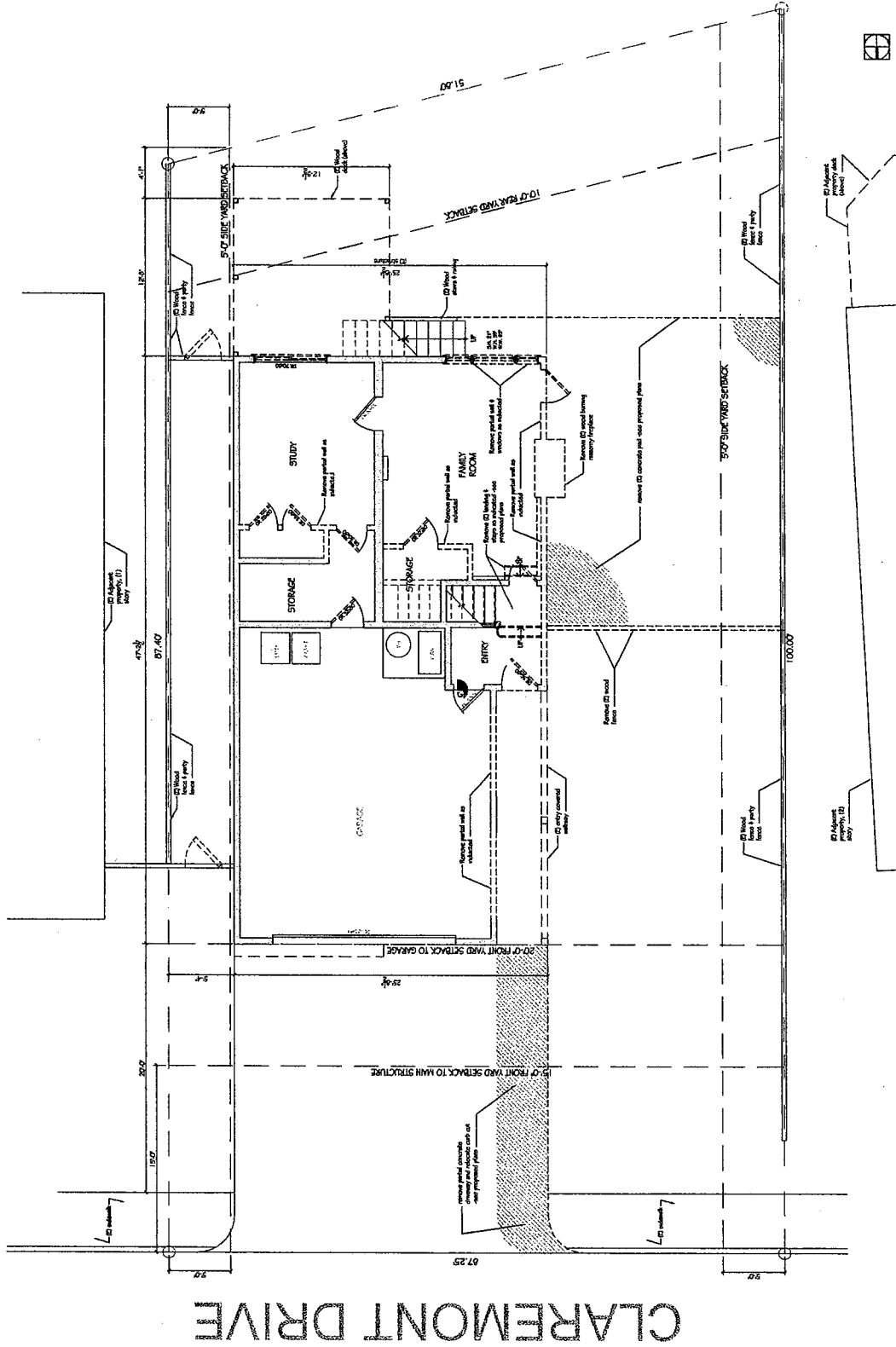
Drawing Description:

Ground Level Existing & Demolition Plan

Checked By: _____

Chenab Museum

A101



Ground Level Existing & Demolition Floor Plan
Scale: 1/4" = 1'-0"

Scale: $1/4" = 1'-0"$

Design Services:



DALE DESIGN
195 Margaret Avenue
San Francisco, CA 94112
415.244.1283 v
415.841.1851 f

ISSUES AND REVISIONS

No.	Date	Issue	By
01	03.24.08	Planning Submission	DS

APN: 019-022-024-22A

Greig Residence
1670 Claremont Drive
San Bruno, CA
94066-2710

Project

Scale: 1/4" = 1'-0"



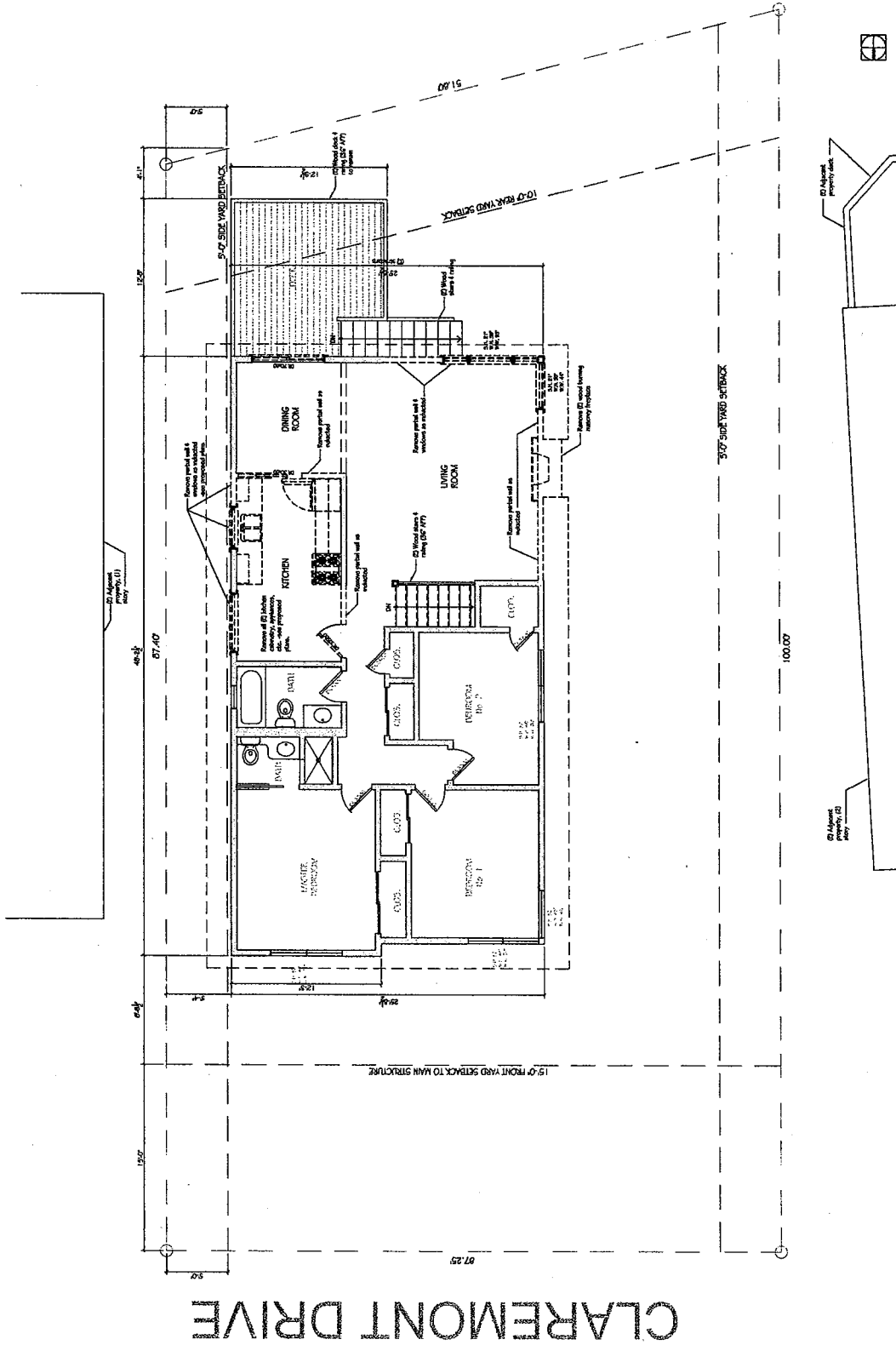
Drawing Description:

**Upper Level Existing
& Demolition Plan**

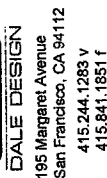
Drawn By:

Sheet Number:

A102

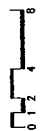


Upper Level Existing & Demolition Floor Plan
Scale: 1/4" = 1'-0"



APN: 019-022-024-22A

Greig Residence
1670 Claremont Drive
San Bruno, CA
94066-2710

Scale: $1/4" = 1'-0"$ 

Drawing Description:

**Ground Level
Proposed Floor Plan**

Quelques mots

Drawn by:

A111

General Notes

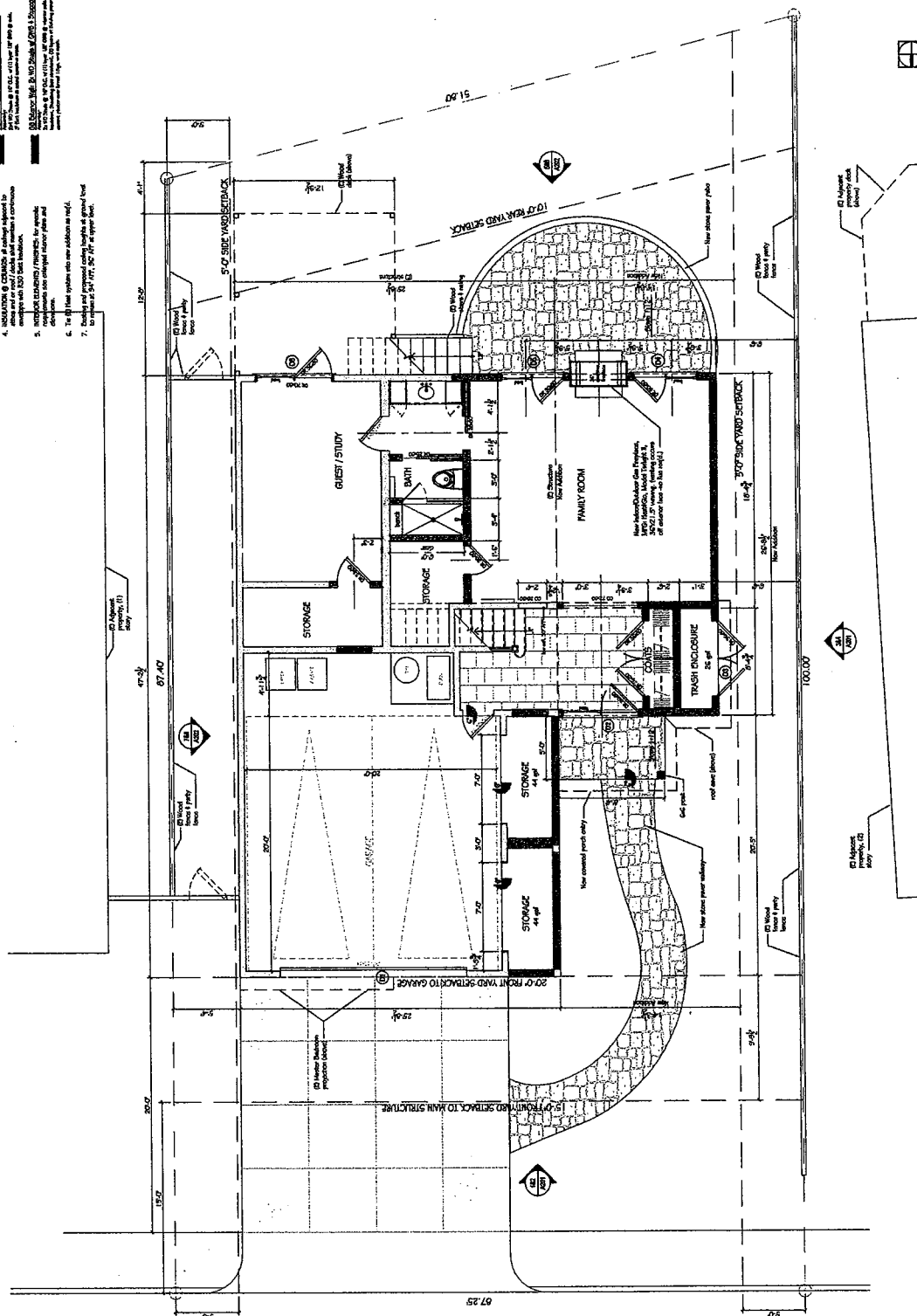
1. **INSULATION** refers to the layer of solid material between the interior and exterior walls of an envelope that is designed to reduce the transfer of heat into or out of the envelope of the unit unless noted otherwise.
2. When noted as "dimple" it is a hollow finished surface.
3. **INSULATION @ EXTERIOR WALLS** at exterior walls shall meet a continuous envelope with R-15 DSI insulation.
4. **INSULATION @ CEILING** at ceilings adjacent to above and/or below decks shall maintain a continuous envelope with R-20 DSI flat insulation.
5. **INTERIOR CEILING FINISHES:** for specific requirements see completed interior plans and elevations.
6. The (3) flat system also see addition as noted.
7. Existing and proposed ceiling heights at ground level to project 10' 0" DSI, 8' 0" SC, 9' 0" SC, 10' 0" SC, 11' 0" SC.

Wall & Partition Legend

- [illegible]

ISSUES AND REVISIONS

No.	Date	Case	By
001	08.24.06	Planning	Sublimson DS



Ground Level Proposed Floor Plan
Scale: 1/4" = 1'-0"



DALE DESIGN
195 Margaret Avenue
San Francisco, CA 94112
415.244.1283 v
415.841.1851 f

ISSUES AND REVISIONS		
No.	Date	Issue By
1	08.24.06	Planning Submission DS

APN: 018-022-024-22A

Greig Residence
1670 Claremont Drive
San Bruno, CA
94066-2710

1/4" = 1-0"



Item/Variable Description:

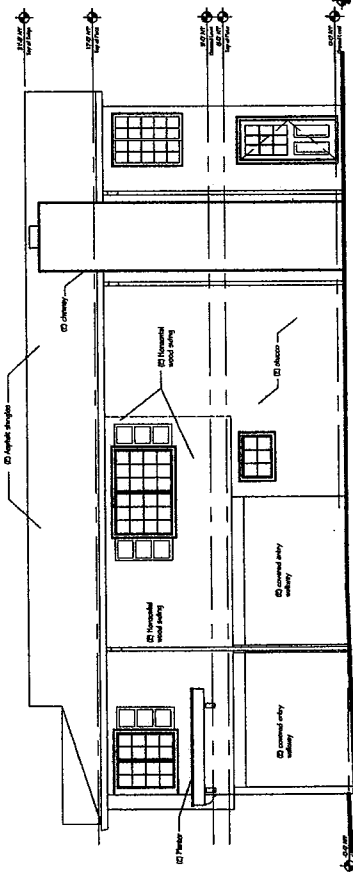
Exterior Elevations Proposed & Existing

Drawn By: _____
Sheet Number: _____

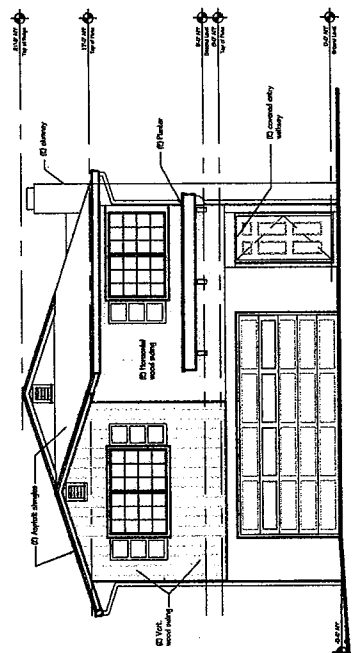
A201

DOOR SCHEDULE		TYPE		Finish		Height
Notes: 1. All doors down, Low-E, White finish 2. All windows, White finish. At new exterior door throughout.						
		MFG.		Exterior	Interior	Width
61	Clipping House	Garage - entrance only, No. 108	Yes	White	Wood	15'-4"
62	Megant Window & Door	French Wood Clad, (1) Fixed, (1) Operable In-Swing	Yes	White	Wood	8'-0"
63	T.I. Lobby	Dist. Wood Clad (no glazing) Out-Swing	no	White	Wood	8'-0"
64	Megant Window & Door	French Wood Clad (1) Fixed, (1) Operable In-Swing	Yes	White	Wood	8'-0"
65	Megant Window & Door	French Wood Clad (1) Fixed, (1) Operable In-Swing	No	White	Wood	8'-0"
66	Megant Window & Door	French Wood Clad (1) Fixed, (1) Operable Out-Swing	No	White	Wood	8'-0"
67	Megant Window & Door	French Wood Clad (1) Fixed, (1) Operable Out-Swing	No	White	Wood	8'-0"

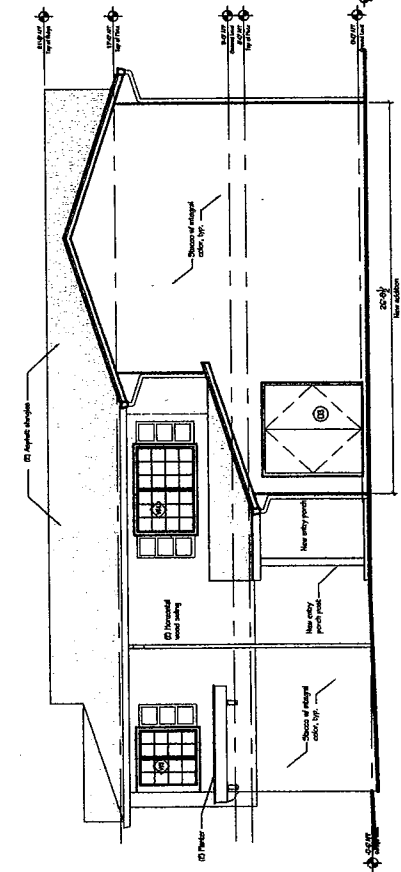
WINDOW SCHEDULE									
NOTES: Indicated pricing is for new windows. Low - E, White									
Finish									
No.	MFG	TYPE	Color	Exterior	Interior	Width	Height		
		Aluminum Window & Door	Yes	White	Wood	8'-10"	4'-0"		
		Aluminum Window & Door	Yes	White	Wood	8'-10"	4'-0"		
		Aluminum Window & Door	Yes	White	Wood	8'-10"	4'-0"		
		Aluminum Window & Door	Yes	White	Wood	8'-10"	4'-0"		
		Aluminum Window & Door	Yes	White	Wood	7'-4"	4'-0"		
		Aluminum Window & Door	Yes	White	Wood	8'-10"	4'-0"		
		Aluminum Window & Door	Yes	White	Wood	8'-10"	4'-0"		
		Aluminum Window & Door	Yes	White	Wood	8'-10"	4'-0"		
		Aluminum Window & Door	No	White	Wood	1'-10"	1'-10"		
		Aluminum Window & Door	na	White	Wood	2'-0"	3'-0"		
		Velux Skylights	na	White	Wood	3'-0"	3'-0"		
		Wood Clad operable							



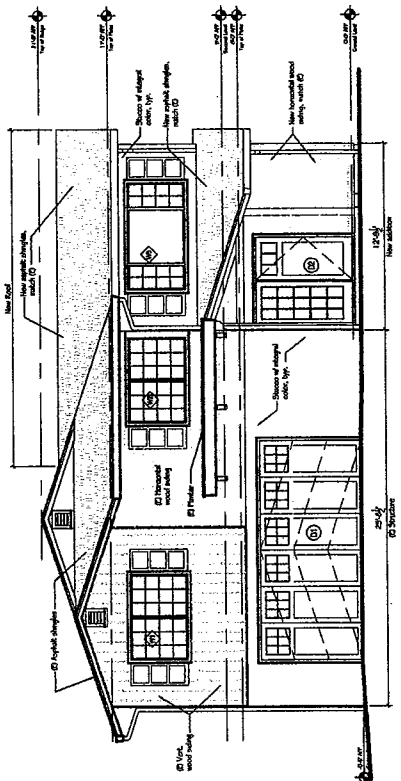
Existing West Elevation (side)



Existing North Elevation (front)



Proposed West Elevation (side)



Proposed North Elevation (front)
Scale: 1/4" = 1'-0"

Design Services:



DALE DESIGN
195 Margaret Avenue
San Francisco, CA 94112
415.244.1283 v
415.841.1851 f

ISSUES AND REVISIONS

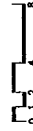
No.	Date	Issue	By
01	08/24/06	Planning Submission	DS

APN: 019-022-024-22A

Greig Residence

1670 Claremont Drive
San Bruno, CA
94066-2710

Scale: 1/4" = 1'-0"



Drawing Description:

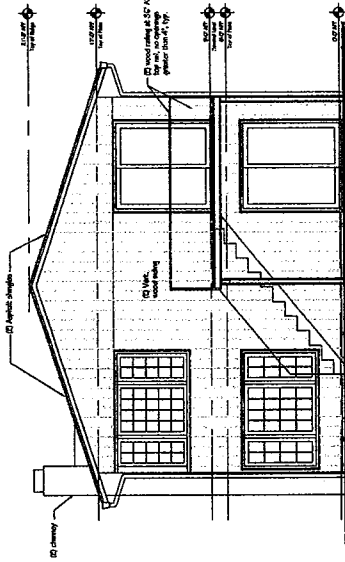
Exterior Elevations Proposed & Existing

Drawn By: _____

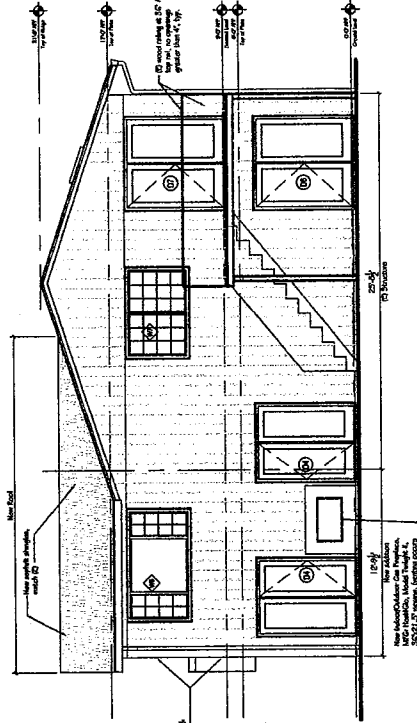
Checked By: _____

Sheet Number:

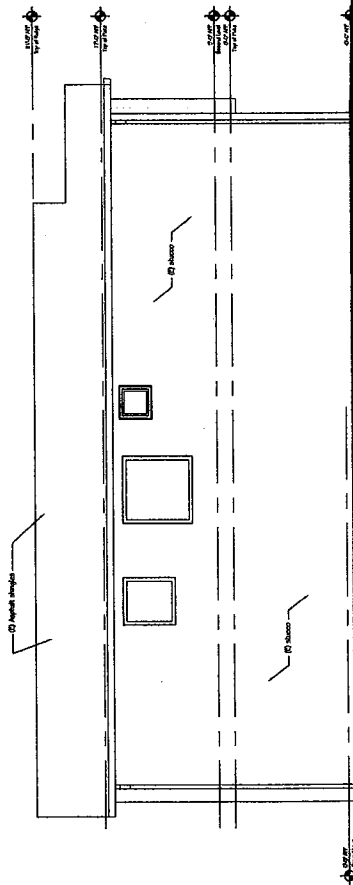
A202



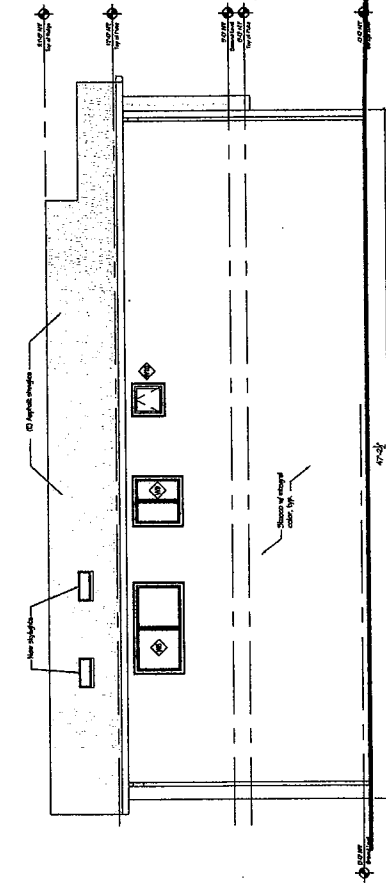
Existing South Elevation (rear)
Scale: 1/4" = 1'-0"



Proposed South Elevation (rear)
Scale: 1/4" = 1'-0"



Existing East Elevation (side)
Scale: 1/4" = 1'-0"



Proposed East Elevation (side)
Scale: 1/4" = 1'-0"



567 El Camino Real
San Bruno, CA 94066
Voice: (650) 616-7074
Fax: (650) 873-6749
<http://www.ci.sanbruno.ca.us>

STAFF

Tambri Heyden, AICP, *Community Development Director*
Mark Sullivan, AICP, *Housing and Redevelopment Manager*
Aaron Akin, AICP, *Planning Manager*
Tony Rozzi, *Assistant Planner*
Lisa Costa Sanders, *Contract Planner*
Margaret Netto, *Contract Planner*
Pamela Thompson, *City Attorney*

PLANNING COMMISSION

Sujendra Mishra, *Chair*
Rick Biasotti, *Vice Chair*
Kevin Chase
Mary Lou Johnson
Bob Marshall, Jr.
Perry Petersen
Joe Sammut

**PLANNING COMMISSION
STAFF REPORT
AGENDA ITEM NO. E3
September 5, 2006**

PROJECT LOCATION

1. Address: 852 Second Avenue
2. Assessor's Parcel No: 020-187-210
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential

EXHIBITS

- A: Site Location
B: Site Plan, Floor Plans and Elevations
C: Photos
D: March 15, 2005 Planning Commission Staff Report

REQUEST

Request for a Use Permit to allow the construction of an addition to an existing residence which increases the floor area by more than 50% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Arthur C. Lubag (Owner/Applicant) **UP-06-23**

RECOMMENDATION

Staff recommends that the Planning Commission **approve** Use Permit 06-23 based on Findings of Fact (1-7), subject to revisions and Conditions of Approval (1-20).

REVIEWING AGENCIES

Community Development Department
Public Works Department
Fire Department

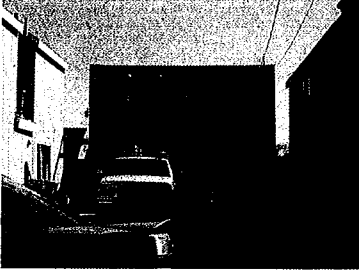
LEGAL NOTICE

1. Notices of Public Hearing mailed to owners of property within 300 feet on August 25, 2006

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

EXISTING CONDITIONS



The subject property is located mid-block on the east side of Second Avenue, south of Walnut Street and north of San Bruno, in the Belle Air Park Subdivision. (Please refer to Exhibit A, Site Location). This is a rectangular-shaped, (25' width x 100' depth) substandard lot with a total lot size of 2,500 square feet. The typical parcels are 5,000 square feet in size. Currently, the property is developed with a 1,092 square foot two-story, single-family residence, with two bedrooms, a kitchen, living room/dining room, one bathroom, and an attached two-car garage. The neighborhood that

surrounds the subject property contains a mix of architectural styles since modifications to properties have occurred over time. The adjacent residences are both two story.

SURROUNDING LAND USES

North: Walnut Ave, R-1 Zone – Single-family residences

South: San Bruno Ave, C Zone - Duplexes and single-family residences

East: Third Ave, R-1 Zone – Single-family residences

West: San Mateo Ave, CM Zone – Duplexes and single-family residences

BACKGROUND

The Planning Commission on March 15, 2005 approved (7-0) the Use Permit to allow the construction of an addition to an existing residence which increased the floor area by more than 50%, however, the Use Permit has since expired because a building permit was not secured prior to the one (1) year date as stated in Condition #1 of the staff report. According to Section 12.128.010 time limits for Use Permits "shall become null and void if not exercised within one year". Therefore, the applicant has resubmitted the application with no changes from the previously approved application.

Discussion at that meeting consisted of the location of the front door and debris located in the driveway area. However, even though the location of the front door was not changed, the plans showed the addition of a prominent front porch area thereby indicating the front door location, satisfying the Planning Commissions concerns. Conditions were added requiring that the site be cleaned prior to issuance of a building permit (Conditions # 15-16). Staff has added additional conditions to the previous staff report from the Fire Department to insure safety requirements.

PROJECT DESCRIPTION

The applicant proposes to construct an 830 square foot first story and 457 square foot second story addition to an existing two-story house. If approved and constructed, this project would be a 2,218 square foot house, including garage (103% expansion) with four bedrooms, and three bathrooms. The remodeled home includes replacing the existing garage with a new first level consisting of a family room, bedroom, playroom and bathroom, and a new two-car garage is proposed front of the existing first floor living area. The second floor accommodates a new bedroom and bathroom, and new loft in addition to existing bedrooms, kitchen, living room and bathroom.

The table below summarizes and compares the zoning guidelines with the existing and proposed conditions.

Site Conditions	Zoning Requirements	Existing Conditions	Proposed Conditions
Land Use	R-1, Single-Family Res.	R-1, Single-Family Res.	Same
Lot Area	2,500	2,500	Same
Adjustment Factor	1.2	1.2	Same
Adjusted Lot Area	3,000	3,000	Same
Lot Coverage	1,650	546	1,234
Lot Coverage Factor	*0.44	*0.182	*0.411
Gross Floor Area	1,650	1,092	2,218
Floor Area Ratio	*0.55	*0.364	*0.739
Building Setbacks	Front	15'	59'
	Rear	10'	19'
	Sides	5'	0'(L) & 0' (R)
Building Height	28'	22'4"	21'9"
Covered Parking	2 covered spaces	2 covered spaces	2 covered spaces

Notes:

- *Lot coverage and floor area calculations are based on the adjusted lot area (3,000 square feet)
- ** The left and right setbacks of the addition portion are 3'8" and 3' 0" respectively. Substandard lots are allowed to reduce the side yard setbacks to ten percent of the width of the parcel but cannot be closer than three feet.

Square Footage Breakdown:

	First Floor	Second Floor	Garage	Total
Existing	546*	546		1,092
Proposed	284	457	385	1,125
Total	830	1003	385	2,218

- Existing garage

ADDITIONAL INFORMATION

- **Accessory Structures:** There are no accessory structures located on the property.
- **Code Enforcement:** There are no pending code enforcement cases on file on this property.
- **Easements:** Subdivision maps on file in the Public Work Department indicate that there are no easements on this site.

- **Heritage Trees:** There are no heritage trees onsite that will be affected by this proposal.
- **Previous additions or alterations:** None.

PROJECT ANALYSIS:

This proposal is before the Planning Commission to obtain approval of a Use Permit to allow the construction of an addition, which proposes to increase the floor area by more than 50%. Section 12.200.030.B.1 of the City's Zoning Code states that a Conditional Use Permit shall be required for "expansions to an existing single family residential structure, which proposes an increase in the gross floor area by more than fifty percent." The applicant is proposing an 830 square foot first story and 457 square foot second story addition to an existing 1,092 square foot two-story house for a total 2,218 square foot residence (including garage).

The applicant has designed the home to meet all residential addition guidelines except for the expansion of more than 50%.

Pursuant to the City's Zoning Code, the Commission shall grant the use permit if it makes the following findings. The Planning Commission made these findings at the March 15, 2005 Meeting, and the project has not been changed since that time. (Required findings are in **bold** followed by Staff's analysis):

1. **The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the condition that the applicant obtains a building permit prior to construction, the addition will be constructed according to the Uniform Building Code and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The proposed structure will also be constructed with sufficient distance from the side property lines to provide for fire safety construction and egress requirements. Therefore, the development will not be detrimental to the health and safety of the persons residing in the neighborhood.

2. **The proposed development will not be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.**

The architect designed the addition so that the new portion of the home blends in well with the existing house, as well as the surrounding neighborhood. The existing 1,092 square foot home was constructed in 1957 with a small floor plan providing for only 546 square feet of living space on the first floor, while the remaining floor area is associated with the attached garage. Remodeling and expanding the existing home makes it a more functional house. Since the existing house is setback 59' from the front property line, there is ample room to add on to this home. The proposed residence is far more suitable for housing a family. The addition is designed at the front of the existing residence and is within the required setbacks. Overall, the proposed design would fit in very well with the surroundings.

The proposed addition generally complements the current neighborhood design, both scale and with architectural features and is consistent with the permitted uses of a low-density residential neighborhood. With the given proposal for expansion, on-street parking in the neighborhood area should not be

negatively impacted since the project provides for two-car attached garage.

The proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its conformance to all of the regulations as set forth in the Zoning Ordinance. The proposed addition will be an improvement to the existing structure and the upgrades to the property should have a beneficial impact on surrounding property values. Therefore, staff determines that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

3. The proposed development will be consistent with the general plan.

Goal 3 of the City's 1984 General Plan states "encourage public and private development which is aesthetically sensitive to the surrounding environment and is of the highest quality design and construction." The addition has been designed with the highest quality by providing articulation in the front roof design to add visual interest to the residence's architectural character and by adding horizontal wood siding and composite shingle roof material. New wood trims are proposed on all windows and doors which will ensure consistency throughout the new structure. All these features add to the character of the structure and ensure that the development will be developed with the highest quality design and construction.

Furthermore, Residential Policy 1 states "protect the residential character of existing residential neighborhoods." The addition is proposed with finished materials that are found in the immediate neighborhood and is well below the maximum height limit for the zoning district.

San Bruno General Plan designates the property as single-family residential and the proposed addition to the structure is consistent with the residential general plan designation. The home's design will accommodate a single family only and no portion is intended as a second unit.

4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.

The proposed structure will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood since the new structure will maintain the minimum required side setbacks while maintaining a larger front and rear setback requirements, as well as maintaining well below the maximum height of 28 feet. The roof design incorporates hip roofs, which create less shadow on adjacent properties due to their sloped design.

5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.

The character of the new structure will be consistent with the scale and design of the other homes in the immediate neighborhood and is generally pleasing in its architectural design. The front elevation is

articulated with varying wall planes, which breaks up the apparent mass of a two-story structure and better integrates the two-story structure with the surrounding residences. The second story is setback from the first story further breaking up the mass. The roof design consists of various hip roofs, a design that is found on other homes in the vicinity.

The applicant proposes to finish the structure with horizontal wood siding and composition shingle roof material, which are finished materials utilized on the surrounding homes.

The construction of the addition will benefit the City and the surrounding neighborhood through investment in the property. The proposed residence will be an improvement not only to the subject property, but also have a beneficial impact on adjacent property values as well.

6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.

The subject property contains an attached two-car garage and the proposal calls for conversion of the garage area into living space and construction of an new attached two-car garage located 21 feet from the front property line. With the given proposal expansion, on-street parking in the neighborhood area should not be negatively impacted due to the low density in the immediate area.

PUBLIC COMMENTS

None were submitted prior to the Public Hearing.

FINDINGS OF FACT

1. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
2. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use as the addition will require the applicant to obtain a building permit and all work will be constructed according to the Uniform Building Code.
3. The proposed development will benefit the adjacent property values through investment and not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the City. The proposal generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with other homes found in the neighborhood.
4. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for single family residential purposes.
5. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, since

the structure maintains larger front and rear setbacks than the minimum required by code.

6. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials match the materials found in the immediate neighborhood and the proportions of the house are similar to other houses in the neighborhood.
7. The proposed expansion complies with the applicable off-street parking standards of the San Bruno zoning ordinance.

CONDITIONS FOR APPROVAL

Community Development Department – (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 06-07 shall not be valid for any purpose. Use Permit 06-07 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on September 5, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

Department of Public Works – (650) 616-7065

8. Install a sanitary sewer lateral clean-out at property line per City standards details SS-01.
9. Storm water from new and existing roof down-spouts, shall be collected and drained to an underground storm water system or through an under sidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1
10. Paint address number on face of curb near driveway approach. Black lettering on white background.
11. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010.
12. Planting of one 36-inch box size approved tree or payment of \$540.00 each to the in-lieu replacement tree fund. S.B.M.C. 8.24.060.
13. No fence, retaining wall, or other permanent structure to be placed within 2 feet from back of sidewalk. S.B.M.C. 8.08.010.
14. Replace all broken or raised concrete in sidewalk or driveway approach as marked per S.B.M.C. 8.12.010.
15. The front yard of the property shall be kept clean during the construction process, and no construction debris or materials shall be stored in the public right-of-way.
16. The project shall be cleaned up prior to issuance of a building permit.

Fire Department – (650) 616-7096

17. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
18. Provide spark arrestor for chimney.
19. Provide hardwired smoke detectors with battery backup to all bedrooms and hallways.
20. Walk and eaves shall be fire rated with no openings that are closer than 3 feet from the property line.

Date of Preparation: August 30, 2006
Prepared by: Margaret Netto, Contract Planner

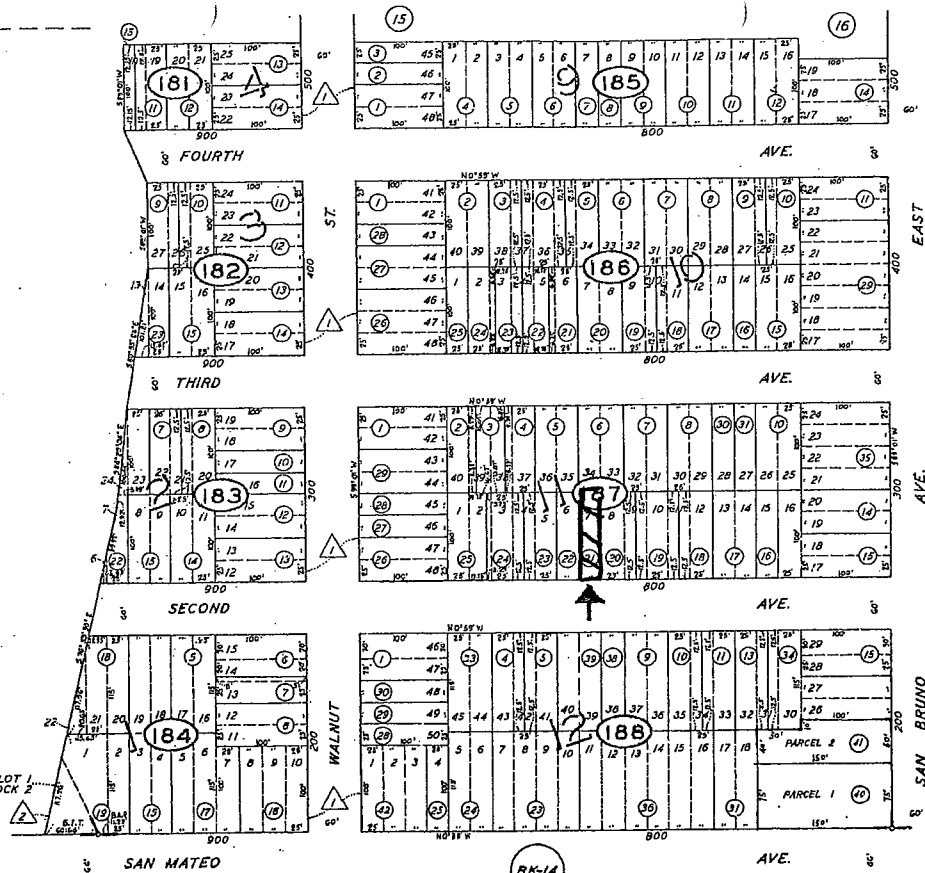
TAX CODE AREA _____

20-18

ROUTE 380

FREEWAY

PTN. OF LOT 1
BLOCK 2



ASSESSOR'S MAP COUNTY OF SAN MATEO CALIF.

PARCEL MAP VOL 53/27

1 BELLE AIR PARK AMENDED PTN. OF R.S.M. 5/10
2 SNIDER IND. TRACT PTN. OF R.S.M. 54/16

B-1475

852 Second Avenue
020-187-210
UP-04-61

Exhibit 'A'

REVISIONS	BY	DATE
1	PLD/DA	5/10/05
2	PLD/DA	5/10/05
3	PLD/DA	5/10/05
4	PLD/DA	5/10/05
5	PLD/DA	5/10/05
6	PLD/DA	5/10/05
7	PLD/DA	5/10/05
8	PLD/DA	5/10/05
9	PLD/DA	5/10/05
10	PLD/DA	5/10/05

CITY OF SAN BRUNO
COMMUNITY DEVELOPMENT DEPARTMENT

MAR 4 2005

RECEIVED

PROJECT INFORMATION

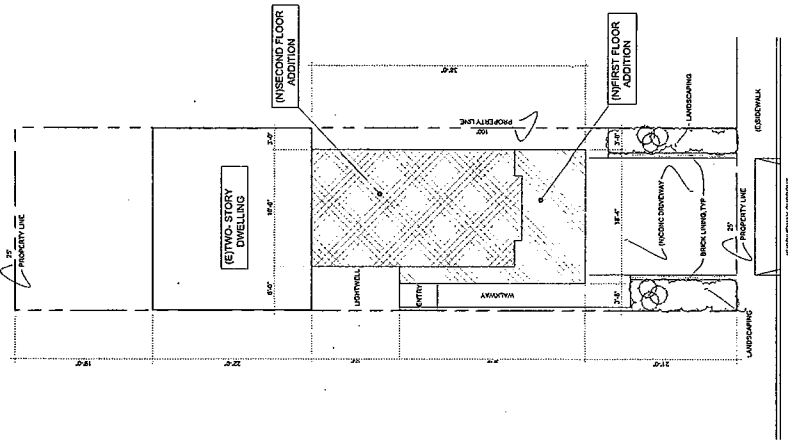
ASSESSOR'S PARCEL NUMBER
EXTENT OF WORK
EXISTING GARAGE CONVERT HABITABLE SPACE
NEW ATTACHED 2-CAR GARAGE
OWNER
APPLICANT
ACTUAL CONSTRUCTION
882 SECOND AVE
SAN BRUNO, CA 94069
TEL # 650-868-5946
PREPARED & DESIGNED BY
HECTOR G. ESTEPONA
COMMUNITY DEVELOPMENT DEPARTMENT
SOUTH SAN FRANCISCO, CA 94080
TEL # 415-306-8731

BUILDING & SITE DATA

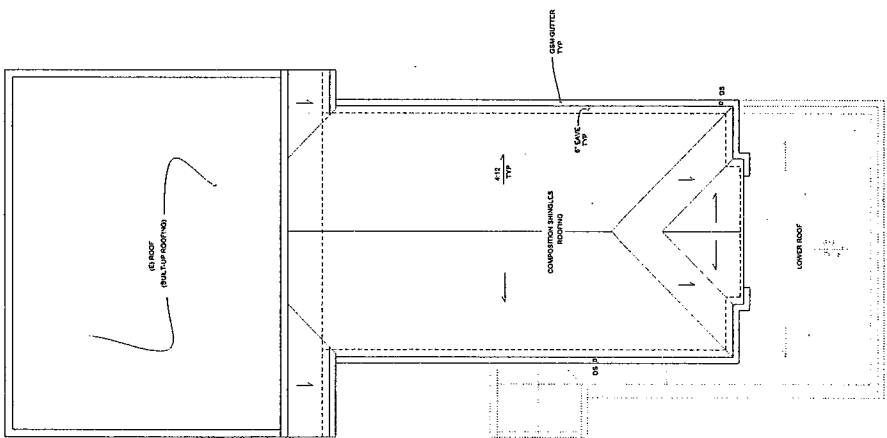
LOT AREA 2,500 S.F.
MAXIMUM FLOOR AREA RATIO 100%
MAXIMUM LOT COVERAGE 1,320 S.F.
(1,029 + 0.80)
EXISTING
FIRST FLOOR GARAGE
(CONVERT TO HABITABLE SPACE)
SECOND FLOOR 546 S.F.
NEW ADDITION
FIRST FLOOR 294 S.F.
COVERED PORCH/ENTRY 18 S.F.
SECOND FLOOR 437 S.F.
NEW LOT COVERAGE 1,324 S.F. + 1,320 S.F.
NEW FLOOR AREA RATIO 544 + 294 + 385 + 19
(544 + 541 + 294 + 385 + 19)
2,278 S.F.
* SEPARATE THE GARAGE FLOOR AREA
GREATER THAN 10%
CONDITIONAL PERMIT IS REQUIRED

CODES

ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH THE
APPLICABLE NATIONAL & LOCAL CODES AND ORDINANCES.
CALIFORNIA BUILDING CODE (CBC 01)
NATIONAL ELECTRICAL CODE (NEC 02)
CALIFORNIA PLUMBING CODE (CPC 01)
CALIFORNIA MECHANICAL CODE (CMC 01)
CONSTRUCTION TYPE _____ V.N.
OCCUPANCY _____
PERMITTED OCCUPANCY _____
DETACHED GARAGE (E) _____ D-1



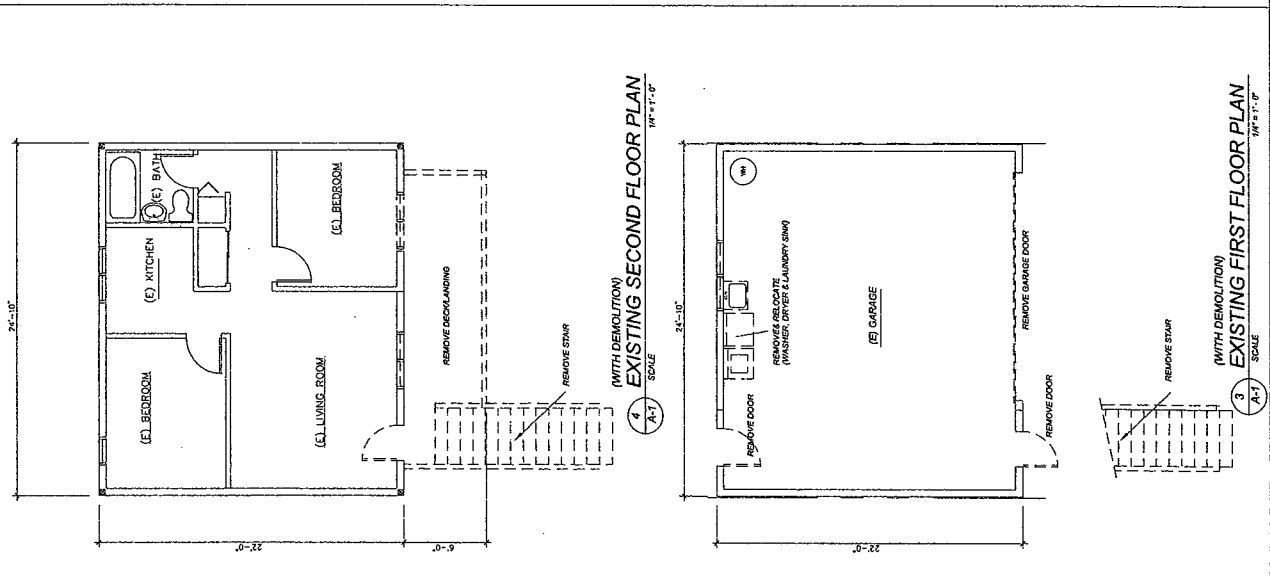
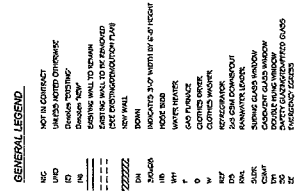
1 SITE PLAN
A-1 SCALE 1/8" = 1'-0"



3 ROOF PLAN
A-2 SCALE 1/8" = 1'-0"

ADDITION & ALTERATION
SAN BRUNO, CA
852 SECOND AVENUE
ARTHUR LUBAO
TEL 650-868-5946

DATE	11-10-04
SCALE	AS SHOWN
DESIGNER	PLD/DA
CHECKED	PLD/DA
APPROVED	PLD/DA
SHEET	A-1

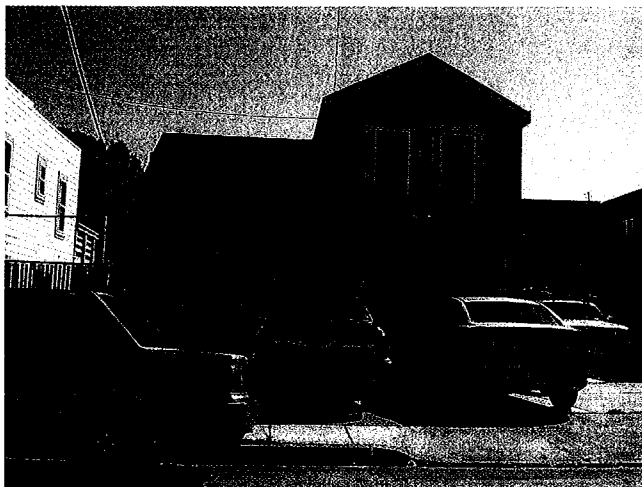


ELEVATION NOTES

- 1/2" WHOLE HOUSE SHALL USE HANFORD'S LASTING COORDINATOR APPLIED WITH SIMILAR COLOR OF PAINT AND TO THE TASTE OF THE NEW ADDITION
- NEW SINKING, LINEN/CYTA & OTHER FINISH, CROWN TRIMS SHALL BE MATCH TO OLD LVS INFO
- ALL NEW WINDOWS SHALL BE WHITE DOUBLE PANE GLASS BLIND

Photographs of 852 Second Avenue and Adjacent Properties

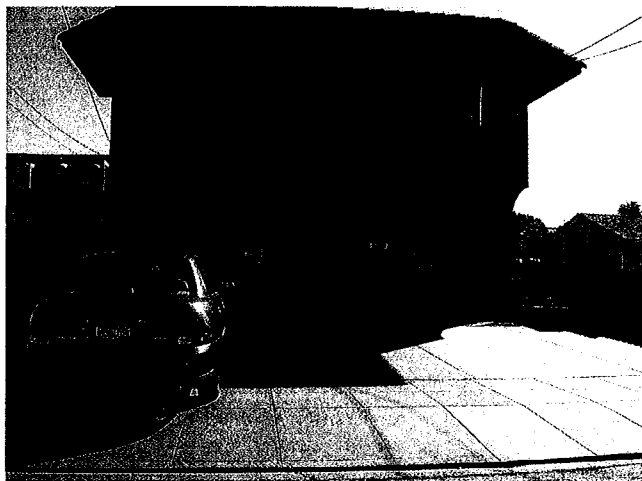
856 Second Avenue



852 Second Avenue (subject site)



848/850 Second Avenue





567 El Camino Real
 San Bruno, CA 94066
 Voice: (650) 616-7074
 Fax: (650) 873-6749
<http://www.ci.sanbruno.ca.us>

STAFF

Terry Jackson, *Interim Community Development Director*
 Gary Binger, *Interim Planning Director*
 Mark Sullivan, AICP, *Housing and Redevelopment Manager*
 Aaron Akin, AICP, *Planning Manager*
 Beilin Yu, *Associate Planner*
 Lorraine Weiss, *Contract Planner*
 Adam Finestone, *Department Secretary*
 Pamela Thompson, *City Attorney*

PLANNING COMMISSION

Joe Sammut, *Chair*
 Sujendra Mishra, *Vice Chair*
 Rick Biasotti
 Kevin Chase
 Mary Lou Johnson
 Bob Marshall, Jr.
 Perry Petersen

**PLANNING COMMISSION
 STAFF REPORT
 AGENDA ITEM NO. 6
 MARCH 15, 2005**

PROJECT LOCATION

1. Address: 852 2nd Avenue
2. Assessor's Parcel No: 020-187-210
3. Zoning District: R-1 (Low Density Residential)
4. General Plan Classification: Low Density Residential

EXHIBITS

A: Site Location **B:** Site Plan, Floor Plans, Elevations **C:** Photographs **D:** February 10, 2005 Architectural Review Committee's Meeting Minutes **E:** Applicant's Letter dated March 8, 2005

REQUEST

Request for a Conditional Use Permit to allow construction of an addition that proposes to increase the Gross Floor Area by more than 50%, 12.200.030.B.1 of the San Bruno Zoning Ordinance. Arthur C. Lubag (Owner/Applicant) (**UP-04-61**)

RECOMMENDATION

Staff recommends that the Planning Commission **approve** Use Permit 04-61 based on Findings of Fact (1-8) and Conditions of Approval (1-14).

REVIEWING AGENCIES

Community Development Department
 Public Works Department
 Fire Department

AREA DESCRIPTION

North: Walnut Ave, R-1 Zone – Single-family residences
 South: San Bruno Ave, C Zone - Duplexes and single-family residences
 East: Third Ave, R-1 Zone – Single-family residences
 West: San Mateo Ave, CM Zone – Duplexes and single-family residences

LEGAL NOTICE

1. Notices of Public Hearing mailed to owners of property within 300 feet on March 4, 2005
2. Advertisement published in the *San Mateo Times*, Saturday, March 5, 2005

Exhibit D

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

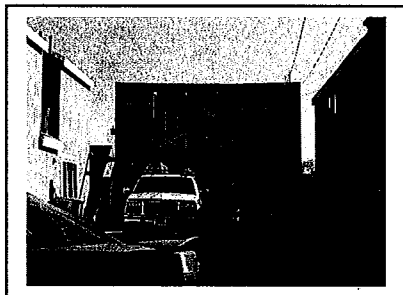
Site Conditions	Zoning Requirements	Existing Conditions	Proposed Conditions
Land Use	R-1, Single-Family Res.	R-1, Single-Family Res.	Same
Lot Area	2,500	2,500	Same
Adjustment Factor	1.2	1.2	Same
Adjusted Lot Area	3,000	3,000	Same
Lot Coverage	1,650	546	1,234
Lot Coverage Factor	*0.44	*0.182	*0.411
Gross Floor Area	1,650	1,092	2,218
Floor Area Ratio	*0.55	*0.364	*0.739
Building Setbacks	Front	15'	59'
	Rear	10'	19'
	Sides	5'	0'(L) & 0' (R)
Building Height	28'	22'4"	21'9"
Covered Parking	2 covered spaces	2 covered spaces	2 covered spaces

Note: *Lot coverage and Floor Area % are based on adjusted lot area.

** The left and right setbacks of the addition portion are 3'8" and 3'0" respectively.

EXISTING CONDITIONS

The subject property is located mid-block on Second Avenue in the Belle Air Park Subdivision. (Please refer to Exhibit A, Site Location.) This is a rectangular shaped 2,500 square foot parcel, with an existing 1,092 square foot single family house with two bedrooms, a kitchen, living room/dining room, one bathroom, and a 546 square foot car garage. The neighborhood that surrounds the subject property contains a mix of architecture since modifications to properties have occurred over time. In summary, the property currently consists of the following:



- 2,500 sq. ft. substandard lot (adjusted lot size is 3,000 square feet) with an existing two-story single family home.
- Existing home has a two-car garage on the first floor and living area on the second level.
- If approved and constructed this would be a 3-bedroom, 3-bathroom home.

- Addition is entirely at the front of the existing residence.

PROJECT DESCRIPTION

The applicant proposes to construct a 830 square foot first story and 457 square foot second story addition to an existing two-story house. If approved and constructed, this project would be a 2,218 square foot house, including garage (103% expansion) with three bedrooms, and three bathrooms. The remodeled home includes replacing the existing garage with a new first level consisting of a

family room, library, playroom and bathroom,

and a new two-car garage is proposed forward of the existing first floor living area. The second floor shows a new bedroom and bathroom, and new loft in addition to existing bedrooms, kitchen, living room, and bathroom.

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee reviewed the project at its February 10, 2005 meeting. The Architectural Review Committee indicated that the front entry location is awkward because it is hidden. In order to make the front door location more visible, it was suggested that the front door be moved to be parallel with the garage wall on the left-side elevation. Also, some sort of screening device, such as a roof overhang, was recommended for the deck above the garage. The Architectural Review Committee forwarded the request to the Planning Commission with a favorable recommendation, and requested that the applicant clarify specific items, including the following: (Refer to Exhibit D for the February 10, 2005 Architectural Review Committee's Meeting Minutes.)

- Pages be stapled on the left side.
- Existing and proposed floor plans for each level be on the same page.
- Show decorative railing instead of siding on the roof deck.
- Show downspouts and gutters on elevations.
- Note that the whole house will be painted.
- Provide color samples to the Planning Commission meeting.
- If a driveway surface treatment is proposed, show on plans.

Motion Passed 2-0

Since the Architectural Review Committee met, the architect has revised the plans to provide clarification to details as requested and the proposed floor area has been modified with 170 square feet of additional floor area. Also, the applicant has indicated that the previously planned deck area will have a pitched roof. (Refer to applicant's letter dated March 5, 2005, Exhibit --.) Colors and material will be presented at the meeting.

ADDITIONAL INFORMATION

- **Accessory Structures:** This property has no accessory structures.
- **Code Enforcement:** This property has no pending code enforcement cases on file.
- **Easements:** Subdivision maps on file in the Public Work Department indicates that there are

no easements on this site.

- **Heritage Trees:** This property has no heritage trees.
- **Previous additions or alterations:** None.

PROJECT ANALYSIS

Use Permit 04-61: The project requires a use permit because the applicant is proposing to construct a first

story and second story addition which increases the Gross Floor Area by more than 50%, pursuant to Section 12.200.030.(B).1. of the San Bruno Zoning Ordinance. The project proposal calls for an 830 square foot first story and 457 square foot second story addition to an existing 1,092 square foot two-story house for a total 2,218 square foot residence (including garage).

Regarding the expansion, which exceeds the overall gross floor area, and lot coverage request, the applicant is proposing an addition to an existing small sized home. Staff finds this proposal would not have any adverse impact on the surrounding property. The architect designed the addition so that the new portion of the home blends in well with the existing house, as well as the surrounding neighborhood. The existing 1,092 square foot home was built in 1957 and has a small floor plan in that only 546 square feet of living space on the first floor, while the remaining floor area is associated with the garage. Remodeling and expanding the existing home makes it a more functional house. Because the existing house is setback 59' from the front property line, there is ample room to add on to this home. The proposed residence is far more suitable for housing a family. The addition is designed at the front of the existing residence and is within the required setbacks. Overall, the proposed design would fit in very well with the surroundings.

Staff supports the use permit request because the expansion would make a small home more functional for the residents and will benefit the City and the surrounding neighborhood through investment in the property and by its conformance to a majority of the regulations as set forth in the Zoning Ordinance. The proposed addition will be a welcomed improvement to the existing structure and the upgrades to the property should have a beneficial impact on surrounding property values. Based on the above stated reasons, Staff supports the project.

FINDINGS FOR APPROVAL

1. Proper notice of the public hearing was given by mailing notices to property owners within 300 feet of the project site on Friday, March 4, 2005, and legal notice published in the San Mateo Times, Saturday, March 5, 2005.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.

3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will compliment the existing structure and the proportions of the house are similar to other houses in the neighborhood.
6. The proposed addition will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
7. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for single family residential purposes.
8. Existing off-street parking is adequate for the proposed residence.

CONDITIONS FOR APPROVAL

Community Development Department – (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 04-61, shall not be valid for any purpose. Use Permit 04-61 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit an addition to an existing dwelling shall be built according to plans approved by the Planning Commission on March 15, 2005, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.

5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit.

Department of Public Works – (650) 616-7065

7. Install a sanitary sewer lateral clean-out at property line per City standards detail SS-01.
8. Storm water from new and existing roof downspouts and other on-site drainage shall be collected and drained to an underground storm water drainage system or through an under sidewalk curb drain to the gutter.
9. The applicant must obtain an encroachment permit through the Public Works Department prior to issuance of the Building Permit.
10. A permit shall be required from Parks Department for planting one 36-inch box size tree or payment of equal value to tree fund for tree(s) and installation.
11. Replace all broken or raised concrete in sidewalk or driveway approach as marked per San Bruno Municipal Code 8.12.010, City Standards 7 & 8.
12. Paint address number on face of curb near driveway approach with black lettering on white background.
13. No fence, retaining wall or other permanent structure to be placed within 2 feet from back of sidewalk. San Bruno Municipal Code 8.08.010

Fire Department – (650) 616-7020

14. Walk and eaves shall be fire rated with no openings that are closer than 3 feet from property line.

Date of Preparation: March 10, 2005
Prepared by: Lorraine Weiss, Contract Planner